

# Moreton View Tower and Villas House Rules

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The following rules have been developed by the Body Corporate Committee for Moreton View Tower and Villas for the general peace and good order of the building and its residents. The Building Manager is empowered by the Committee to strictly enforce these rules and these rules must be adhered to.

**1. CAR PARKING/STORAGE & USE**

The only items allowed to be stored in car park spaces are vehicles, boats, trailers, motor bikes and bicycles. No personal items are to be kept in car park spaces. Suitable storage cupboards may be installed with Body Corporate Committee approval for the storage of other items. Car park spaces are not to be used as a workshop and must be kept clean and tidy at all times.

**2. BEHAVIOUR OF GUESTS**

Residents are totally responsible for their guests' behaviour while they are on Moreton View property and must ensure that their guests' behaviour does not interfere with any other residents' enjoyment of their apartment.

**3. BICYCLES**

Bicycles are not to leave or enter the building through the main foyer. Bike access to Moreton View Tower apartments is allowed only via the car parking facility.

**4. CAR PARKING**

Residents are to park only in the bays designated to their apartment unless alternative arrangements have been made with the Building Manager or the owner of another apartment and the Building Manager is informed of this arrangement.

**5. CAR WASH FACILITY**

The car wash/cleaning facility is located in the lane at the northern end of the building adjacent to the northern car park. Please use this area only for that purpose and with consideration for other users. Please also comply with the water restrictions in place at any given time.

**6. CLOTHES AIRERS/LINES**

Clothes, towels, bedding, etc. are not to be draped over balcony railings nor placed on clothes airers, clothes lines or screens on the balcony. The Body Corporate has installed a drying area on level 4 for the use of all residents.

**7. CONFERENCE ROOM**

Located on level 4, this facility is available for all residents. Bookings with the Building Manager are required to ensure its availability. This room may also be booked in conjunction with the BBQ facility and must be left in a clean and tidy state. No bookings are taken for televised major sporting events as the room must be available to all residents.

**8. DISPOSAL OF LITTER ON OTHER LOTS AND COMMON PROPERTY**

Residents or their guests are not to throw, or allow to fall from balconies, any paper, cigarette butts or other refuse onto the courtyards, other residents' balconies or to the common property.

**9. GARBAGE DISPOSAL**

A waste disposal room is located on each level.

- DO TIGHTLY WRAP all rubbish that goes into the waste chute
- DO PLACE RECYCLABLE ITEMS such as glass, plastic, newspapers, etc. in the receptacle provided and **NOT** down the chute
- DO NOT PUT WHOLE CARTONS in the chute. Fold cartons down and stack behind the recycling bin.

Items that are too large to go down the chute can be left adjacent to the basement garbage room, which is located on level 1, northern car park. Access is via the car park ramp from level 2 or the door opposite the lift on level 1.

**10. NOISE**

Residents are to keep all noise to such a level that it does not interfere with the peaceful enjoyment of others, in particular, excessive noise after 10pm is not acceptable.

As a resident, it is your responsibility to ensure that your guests leave Moreton View apartments quietly. Again, this is particularly so should your guests leave after 10pm.

**11. PLAYGROUND AREA**

Children using this area must be accompanied by a responsible adult at all times. Footwear must be worn at all times.

**12. SKATEBOARDS/ROLLERBLADES/SCOOTERS**

In order to prevent damage to common property, skateboards, roller blades, scooters and similar devices are not to be worn/used anywhere on Moreton View property.

**13. SHOPPING/LUGGAGE TROLLEY**

Trolleys are located in the car parks on each level. They are provided for the use and convenience of all residents. Please return them promptly after use.

**14. USE OF LIFTS — FURNITURE IN/OUT**

- (a) Delivery/removal of furniture and possessions is permitted between the hours of 8.30 am and 4.30 pm Monday to Friday only. A lift must be locked-off during furniture removal or moving in operations. Weekend or public holiday delivery/removal is not permitted under any circumstances. Small one-off items that do not require the lift to be locked-off are allowed Monday to Sunday. Locking-off the lift is permitted between the hours of 8.30 am and 4.30 pm Monday to Friday only.
- (b) The Building Manager must be advised at least 24 hours prior to any person moving in furniture/goods, to ensure availability of lift. Cover mats, foyer runners and lift curtains, etc. **MUST** be used as directed by the Building Manager.
- (c) Responsibility lies with the resident to supervise removal crews and to return mats, etc. to the storage area. Dirt and debris, as a result of movement of goods, is the resident/s responsibility and must be cleaned/removed.
- (d) A non-refundable \$50.00 lift key charge is levied on all residents moving in or out of the building.

**15. USE OF POOL/GYM/BARBEQUE AREAS**

**(A) POOL**

The pool is available for use by residents and their guests between 6am and 8pm.

Children below the age of 15 years are not allowed in the pool area unless accompanied by an adult. For safety reasons, diving into the pool and running around the pool area are prohibited.

No glassware, crockery or bottles are permitted in the pool/spa area.

Residents must dry off prior to leaving the pool area. Footwear and appropriate clothing must be worn at all times in the interior common property such as foyers, hallways and the conference room.

**(B) GYM**

The times and rules for the use of the gym can be found near the gym entrance door. All users must have closed shoes and a towel when using the gym. Gym equipment, when finished with, must be returned to its rightful place, for example, free weights or weights put onto bars must be returned to their respective racks. Children under the age of 15 years must be accompanied by a supervising adult. When leaving the gym, users should dry off and wear clothing appropriate for the common areas.

**(C) BARBEQUE AREA**

Residents wishing to reserve one of the barbeque areas must make a booking with the Building Manager. The barbeque should be left reasonably clean and free of any loose food

stuffs and the surrounding areas are to be left in a tidy state. PLEASE NOTE: Only one BBQ area can be booked at any given time.

**16. SMOKING**

Moreton View Tower is a smoke-free building and no smoking is permitted in any of the common area including the pool/barbeque areas. Smoking is not allowed on apartment balconies.

**18. VISITORS PARKING**

The areas designated as 'Visitors' Car Parks' are for the use of visitors to Moreton View Tower and Villas for a MAXIMUM PERIOD OF SIX (6) HOURS/DAY. There is no extension to this period without the approval of the Building Manager

**19. WATERING OF PLANTS/HOSING OF BALCONIES**

When watering plants or cleaning of balconies, excess water must not be allowed to drip from any balcony onto balconies and courtyards below.

Balconies are not to be hosed at any time.

**20. WORKROOM**

The workroom located on level 2 is for use by all adult residents. Because of the equipment located in the workroom, residents are responsible for their own safety, i.e. safety boots, eye protection, etc. The workroom must be left in a tidy condition with all pieces of equipment stored correctly.

By order of the Body Corporate Committee

15.05.07

Suggested changes March 2013