

**HOUSE RULES**  
**AVANTI APARTMENTS**  
**59-61 LOWANNA STREET & 18 DOORING STREET**  
**BRADDON**

**Introduction**

For the general well-being of the residents and to ensure that all enjoy a maximum of convenience, comfort and privacy, it is necessary to have some rules covering the Avanti Apartment Complex. These rules are intended to keep annoyance to a minimum and to provide guidelines for residents and their guests. **They are also to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant.**

**Noise**

1. Residents should be aware that noise may penetrate easily into other units.
2. At all times and especially between 11.00pm and 6.00am residents should avoid causing any noise (music, television, loud voices, etc) at a level which can disturb other residents. Residents should give due care and consideration to resident shift workers.
3. Loud music, shouting, the revving of motor vehicle engines only intrude upon the privacy of others and will not be tolerated.

**Cars and Parking**

4. Residents should park their cars in their unit's allocated car space in the basement car park.
5. Cars must not be parked on main access driveway, on landscaped or grassed areas, or in any position where they may cause an obstruction to others. Residents are reminded that the visitor car parking spaces are for visitors and guests' convenience and not to be used by residents for long term parking.
6. In the interests of safety, children are not permitted to ride cycles or play games on the common property driveway.

## Avanti Apartments – House Rules

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### **Garbage Hopper Area**

7. All rubbish or recyclable material must be placed in the appropriate hopper and the hopper lid and entrance door must be closed after use.
8. All garbage must be enclosed in an acceptable outer container, such as an approved garbage bag liner and fastened securely.
9. Do not leave any other rubbish material (eg car batteries) in the hopper area. These items are to be disposed off in accordance ACT Government requirements by residents.

### **Appearance**

10. Residents shall maintain their units so that other unit holders are not adversely affected in terms of hygiene, appearance or value.
11. Clothes lines and laundry are allowed as long as it is not directly visible from the street. The Body Corporate reserves the right to request residents to remove clothes lines and laundry from balconies if it adversely affects the aesthetic appearance of the apartment complex.
12. Garbage and garbage containers shall not be displayed on balconies at any time. The draping of rugs, mats, sheets, blankets, clothing etc. over balcony railings is not permitted.
13. Bicycles are not to be stored on balconies. There are lock up areas in the basement car park for these.
14. A sense of community and general tidiness suggest that all residents should assist in keeping the Common Property that is driveways, lawns, landscaped gardens, clean and free from litter.
15. No rubbish or discarded material is to be left in the basement carpark. It will be removed at the expense of the resident. There are secure storage areas in the basement for each unit.

### **Pets**

16. Please refer to the attached policy on Pets with the Avanti apartment complex.

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### **Oil Stains**

17. The Body Corporate appeals to all residents that if their vehicle leaks oil that either a preventer is placed underneath the car to stop the oil staining the pavement or that measures be taken so that the leak does not recur.

### **Structures**

18. All changes that will affect the external appearance of units should be forwarded to the managing agent (Ray White) in the first instance for approval by the Body Corporate.

### **Security**

19. All residents should be mindful, of any matters that may affect the overall security of the complex. To report suspicious activity (but there is no immediate danger) or theft to police: - call 131- 444. Otherwise refer matters to the Body Corporate Manager.

### **General**

20. Residents are requested to ensure that their guests adhere to the House Rules particularly in relation to noise and parking.
21. The Body Corporate does not accept responsibility for personal property and or articles, removed, damaged or stolen from either the common areas or from individual units. Ask your neighbour to collect mail, papers etc. if you are going away.

### **Body Corporate Manager**

The Body Corporate Managers are Civium Strata Management,

Telephone: 02 6162 0681

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**THANKING YOU ALL IN ANTICIPATION IN ADHERING  
TO THESE HOUSE RULES**