

150Peel – Resident House Rules

Dear Residents,

Welcome and we hope you enjoy your stay and quite enjoyment as a resident in the 150Peel Community.

We kindly ask you to respect our house rules, security of this building and support our cause to minimise damage and maintain costs to the building community.

We are very limited in resources, budgets and operate primary on volunteers in our community for services. We have zero tolerance to individuals who disregard to the house rules and disrespect our staff.

Renovations, Improvement, Capital works by lot owners, contact building support for assistance with paperwork and approval process or go to 150peel.com.au for more information.

Below Rules that require online notification to building support in advance.

Residents breaching rules will receive a **single warning notice** and thereafter will be invoiced or breached.

Trade and Service Contractors visit notification to entry 150Peel

- Resident must notify online for all tradesman or service Contractors visits with minimum 24 hrs notice.
- Contact building support for emergencies visits, advice or provide more information.

Deliveries and Goods enter or leaving 150Peel must be notified online website with minimum 24 hrs notice (boxes size below W600mm X H600mm X D600MM or smaller do not require notice)

- Notify online with minimum 24hrs notice, request lift pads to avoid lift damage charges.
- Use trolley and do not drag items on wool carpets.

Parcel Safe Zone Lobby for hand size parcels by Courier deliveries only

(below size W600mm X H600mm X D600MM).

- Any boxes above this size will need to be collected in person on arrival or it will be returned to sender

Food Deliveries and Supermarket deliveries

- Drivers must be met outside the front door for pick up or escorted to the apartment.
- Food deliveries not permitted to left inside the lobby foyer or outside the building.

MOVES in and out of the building with or without furniture must be notified to the building support

- Register online and book an appoint for induction of house rules before you entry to the building.
- Seek Pre- approval for **moving in and moving out** online so we can roster staff.

Family and Friends given building access by resident

- Non-residents provided with a fob and remote to access building must be registered online for security and safety purposes, contact building support for assistance.

Lost Fobs or Remotes or Locked out of your apartment, contact building support

- Immediately notify lost 150peel fobs, remotes or keys to building support team.
- 24 hours contact Wynns Locksmiths on **9495 1122** for resident restricted keys issues.

Notify online any changes to your status

- Agent's details, Tenants details, Personal Details, Cars, bikes or pets.

150Peel – Resident House Rules

Housekeeping General Rules for Common areas doors, hallways, Basement Car Parks and Storage cages

Common property areas are owned and managed by owner's corporation outside your private apartment.

- Owners are not permitted to place items outside or make changes to Residential doors, handles and locks, Car park bay slab and ceiling, mailboxes, external windows and façade are not to be tampered without a written permission of the owned by Owners Corporation.
- **Any items placed outside your apartment, storage or car park will be removed and returned.**

Transportation not permitted entry via Front doors

- Bicycles, skateboards, electric scooters are not permitted on carpets and tiles inside the building.
- If you wish to store your bicycle in your apartment, you must contact for conditions and approval.
- **Transportation vehicles must only enter via Carpark entry only not via Front Glass doors**

Bicycle Storage

- Resident are not permitted to store items outside the storage cages for long periods.
- If you wish to store your bike in your apartment, please contact OC for conditions and approval.
- All bicycles stored in car park must be registered with OC provided bike tags and we highly recommend you insure it.

Storage Cages in Car Park in this building have a wet wall system

- Items must be **100mm** off the ground slab and clear off the floor spoon slab drains must not be obstructed or blocked. Storage shelves shall not block any ventilation returns. Cage covering is not permitted.

Speed Limit

- **5kph Speed Zone Limit in Car Park and Drive Ramps.**

Oil Leaks on Cars

- We will clean your oily bay once and notify you, further cleaning will be on charged to you.

Do not park and run Car engine in basement car park to avoid Carbon monoxide fall

- We do not have carbon monoxide sensors in the basement ventilation system and it runs on a timer-based program.
- As per building code, when parked do not run car engine idle for more than a few mins.
- Notify building management if you have vintage car for assistance.

Flushing Toilets

- **DO NOT FLUSH** the following CAT litter bio degradable, nappies, wet wipes, paper towels into toilet as this causes major bottle neck build up damage and blockage of sewage pipes in the building.

Balcony Permitted Use

- Permitted items are outdoor BBQ, furniture and plants pots recommended on legs to avoid water pooling on tile, grout and membrane and causing damage.
- Clean balcony drains regularly or report blockage.
- Please do not feed birds as it causes nuisance and damage to building façade.

Report any suspicious Entry or activity

- Avoid follow through access to strangers to the building or the car park gates.
- We appreciate your report a liquid spill or damage inside the building on our website.

Parties or Large gatherings

- Notify BM and your neighbours of any house parties. Balcony access and music cut off midnight.

150Peel – Resident House Rules

Waste and Hard Rubbish Disposal:

Detailed information for Waste bin Guidelines is provided on our web site and City of Melbourne.

https://150peel.com.au/wordpress_f/waste-and-recycle-management/

If you do mess up along the way, please clean up after yourself or you will be billed for extra services.

If you are unsure of anything please Call us for assistance.

Capital Improvement process to Apartment lots.

Please contact Building support onsite to ensure you have completed the correct paperwork or for any assist you require or questions to avoid breach of building NCC non-compliance.

Step 1

Complete lot application and wait approval from OC Committee: -

https://150peel.com.au/wordpress_f/wp-content/uploads/2023/06/Lot-improvement-or-Renovation-form-for-Approval-Conditions-June-2023.pdf

Step 2

Then notify Building support of contractor visits online and comply to the rules on our web site:

https://150peel.com.au/wordpress_f/contact-us-registration-form/

Blinds internal and external fittings and all Balcony screens must be pre-approved.

- Installation, design, colour must be submitted in writing and pre-approved before installation to the Owner's Corporation committee. (refer to rules, colour codes on website)

What is owned by 150Peel Owners Corporation Common Property?

- All Residential doors, handles and locks, Car park bay slab and ceiling, mailboxes, external windows and façade are not to be tampered with as they owned by Owners Corporation.
- Balcony downpipes and sewage pipes, roofing, hallways, lighting, carpets, lifts, stairwells, infrastructure wiring, common doors, walls and ceiling are managed by OC.
- Services equipment and services.

What is the role of OCM – Owners Corporation office in 150Peel?

For more information go to https://150peel.com.au/wordpress_f/owners-corporation-managers/