

Circular to Owners and Residents

Rules of the Owners Corporation

To ensure all residents within the community co-exist in a manner, which maintains the amenities and standards of the Precinct, it is essential to have set Rules and guidelines in place for all residents to abide by, whether they are owner-occupiers or tenants.

These Rules were introduced at the Inaugural General Meeting of Precinct by the Owners Corporation members and are registered with the Land Titles Office.

It is the responsibility of the Owner and Agent of a leased property to ensure that a copy of the Rules of the Owners Corporation is provided to all occupiers of their lots.

Unfortunately not all Residents are familiarising themselves with the Rules of the Owners Corporation or choosing to ignore them.

While Notices to Rectify (Breaches) are being issued there are some Residents continuing to fail to act in accordance with the Rules and rectify in accordance with the contents of the Notice to Rectify.

As a result the Owners Corporation has resolved that all Notices to Rectify (Breach Notices) and All Final Notices to Rectify that are required to be issued will incur fees.

- A **\$55.00 fee** is payable by the Owner or Tenant of the property for a Notice to Rectify
- A **\$110.00 fee** is payable for a Final Notice to Rectify
- Where a lot is tenanted, the charge will be issued to the Owner for recovery from the Tenant.

Should the Notices and Final Notices be ignored the Owners Corporation will take the matter to VCAT where the Owner/Occupier may incur an order to pay a further fee to the Owners Corporation.

We therefore request all Owners/Occupiers familiarise themselves with the Rules especially:

- Window Coverings
- Balcony Shading/Screens and Coverings

- Washing and items left on Balconies
- Noise Disturbances

Owners are reminded that they are also responsible for the behaviour of their tenants if their apartment is leased.

The Owners Corporation thanks you for your attention to the above; your consideration to other residents and the community you live in will greatly enhance your experience of residing at The Precinct.

Yours faithfully,

Owners Corporation Committee – Precinct

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Essential Community Management Pty. Ltd.

ABN: 66 103 752 567

58 Lorimer Street

Docklands Victoria 3008

Australia

+61 3 9981 0077

info@essentialcommunity.com.au

essentialcommunity.com.au