

# The National Apartments

## Units Plan No. 2265

### House Rules

#### 1. Introduction

**The Owners Corporation** manages the collective affairs of The National in accordance with the *Unit titles Act 2001* and Regulations made hereunder for the management of the complex. All residents and owners should ensure that they are familiar with all the requirements of the Articles ("The Article") that are set out on the website.

**The Executive Committee** of the Owners Corporation has developed the following House Rules that are intended to provide for the harmonious community based on cooperation and consideration for others; to keep annoyance to a minimum; and to provide appropriate guidelines for residents and their guests.

*The Articles and these House Rules are to be included as an integral part of any leasing arrangement between an owner and a tenant.*

#### 2. Appearance

The appearance of our complex is a very critical component of the overall enjoyment of our environment. The overall design and look of the building is subject to a range of imperatives, including formal planning authority approvals.

- Washing, towels, bedding or clothing etc must not hang in! on any part of an apartment or common property in such a way as to be visible from outside any of the buildings from any other apartment or from the courtyard.
- Residents should maintain their apartment so that other residents are not adversely affected in terms of hygiene, appearance or value.
- A sense of community and general tidiness suggest that all residents should assist in keeping the common property e.g. garage areas, nature strips, landscaped gardens etc clean and free from litter.
- Curtains or blinds in a window/door that faces common property must have a backing of white/off white or cream, or any other colour approved in writing by the Executive Committee. This restriction on colours also applies to any approved external awnings, sunshade or blinds.
- No window tinting or treatment that would affect the appearance of the building is permitted. Suitable window treatments may be approved at the absolute discretion of the Executive Committee.

#### 3. Cars and Parking

- Residents may park their vehicles only in the car space(s) allocated to their apartment. Car spaces should only be used for the parking of registered vehicles and or bicycles.
- Car spaces must not be in any way that obstructs or hinders access to another car space or access through the Common Property.
- A unit owner must not lease his or her Carpark except to another unit owner.
- Drivers are asked to take care on approaches to and within the car park and keep to a 10km/h speed limit.
- In the interest of safety, children are not permitted to ride cycles, skate boards or play games in the basement car park area, and should always be accompanied by an adult while in this area.

#### 4. Pets

Under these Rules pets are not permitted unless the Executive Committee gives written approval. Residents must complete the Pet Application that is attached to the [Pet Policy](#) on this website. Once the Pet Application is completed Residents seeking permission should then provide the completed application to the Executive Committee via City Strata Management.

The Committee will keep under review any permission that has been given, and approval to keep a pet can be withdrawn by special resolution of the Owners Corporation.

- Any damage or soiling of any Common Property is the responsibility of the pet owner. Dogs are to be kept on a leash while on common property. No animal is allowed at any time on any of the gardens.
- Permission to have a pet is not transferable to a new owner or tenant of an apartment or to current residents replacing an approved pet.
- The House Rules relating to pets are strictly enforced by the Executive Committee. All real estate agents associated with the sale or rental of an apartment are reminded that a condition of ownership in The National is that pets are not permitted unless permission has been granted. This requirement must be conveyed to all prospective buyers and tenants.

#### 5. Noise

- Residents' attention is drawn to clause 8 of the articles. Complaints about noise should be in the first instance be referred to City Strata Management.
- A unit owner shall not install a timber or tiled floor in their units unless:

- a. prior to installation, the proposed flooring has been designed and approved by an accredited acoustic consultant to minimise noise in adjoining units; and
- b. following installation, the unit owner provides City Strata Management with a certificate from the accredited acoustic consultant that the timber or tiled floor complied with the design approved under paragraph (a).

## **6. Smoking**

- Smoking may affect the amenity and health of others. In line with ACT antismoking laws for public places, smoking is not permitted on enclosed Common Property managed by the Owners Corporation (e.g. lobby area, basement car park, stairwells, lifts). In other private areas such as courtyards, smokers are asked to be considerate of others in their vicinity.
- In order to maintain the amenity of the area, residents and visitors should not drop litter (including cigarette butts) within the complex or onto other residents' property.

## **7. Storage Lockers**

- Inflammable materials must not be stored in storage lockers.

## **8. Garbage Area**

- All garbage must be enclosed in an acceptable outer container, such as a plastic bag or garbage bin liner and fastened securely before placed in the garbage bin.
- Residents are encouraged to recycle bottles, tins, plastic containers and clean paper in the recycle bins.
- All large items including cardboard must be deposited in the recycling bins.
- Furniture, building materials, electronic products and garden waste must not be placed in bins or left in the garbage area.

## **9. Garden Areas**

- The courtyard should be used in a sensible manner. Young children using this area and any other area must be supervised by an adult. No pet is allowed in these areas other than when moving on a leash.
- Residents must not damage any garden area including plants on common property or use any portion of it as a garden for their own purpose.
- Balls, sporting equipment etc must not be used in the common property.
- The pebbled pool feature in particular should not be used by children as a playground.

## **10. Security**

- Security is a collective responsibility and all residents should be alert to suspicious activity. Residents should not leave cars unlocked or leave security access keys in their vehicles.
- Lost remotes and keys must be reported to City Strata Management as soon as possible. Replacement remotes or keys may be obtained at the current cost to the owner under certain circumstances and all requests should be directed to City Strata Management. Residents are only permitted to have as many full access remotes as they have car spaces.
- Additional lobby/lift/apartment entry fobs can be obtained from City Strata Management. These fobs will not open the basement car park gate.
- Residents should ensure all access doors and access gates are properly closed after use.

## **11. Structural Alterations and Additions**

- All proposed structural changes, for example, but not exclusively, window treatments, floor treatments, including wooden floors, awnings, shade sails, external doors/gates, and spas/pools (especially in ground floor or penthouse apartments) require the approval of the Executive Committee before any work is commenced.

## **12. General**

- In order to minimise security concerns, all tenancy agreements should be for a minimum of six (6) months.
- Residents are responsible for any damage to common property, or to the apartments or the property of other residents, caused either directly or indirectly by themselves, their guests or trades people engaged by them including removalists.
- The Owners Corporation will not accept responsibility for any personal property removed, damaged or stolen from common property areas e.g. basement car park.
- Items that are not property of the Owners Corporation should not be stored or left on common property.
- Residents may not fix any item to all the walls in the common property.

- Residents moving furniture or large objects to or from apartments must advise City Strata Management beforehand.

### **13. Owners Corporation Manager**

City Strata Management has been engaged for the administrative, financial and building management of the corporation under the Executive Committee.

**City Strata Management, PO Box 6248,  
O'CONNOR ACT 26126  
Phone: 02 6156 3305**

**[Email: deb@citystrata.com.au](mailto:deb@citystrata.com.au)**