

# AURELIA

SOUTH PERTH

## HOUSE RULES

## BOOKLET

**Welcome to Aurelia!**

Please keep this booklet available for easy reference. Your main contact persons are listed below.

Aurelia has a Building Manager who is extremely knowledgeable about the property and is available to assist with a variety of queries or concerns you may have.

**The Building Manager at Aurelia is Gordon from Impex Group.**

**Gordon can be contacted via phone on 0406 390 293 or on email via [aurelia@impex-group.com.au](mailto:aurelia@impex-group.com.au)**



Aurelia also has a Strata Management Company who is engaged by the Strata Company (all owners) to assist with all strata-related matters. The appointed Strata Manager for Aurelia is Shelley Fitzgerald from

**Conquest Strata Management**

**Shelley can be contacted via phone on 0478 168 550 or on email via [admin@conqueststrata.com.au](mailto:admin@conqueststrata.com.au)**

# AURELIA

SOUTH PERTH

## HOUSE RULES

The purpose of this document is to establish clear House Rules for the use of common facilities and provide information and advice for residents of Aurelia.

All House Rules, information and advice are consistent with relevant By-Laws and have been approved by the Strata Company and Council.

It is the responsibility of the resident to ensure that they and their guests are aware of and comply with these House Rules and consider the information contained within. Landlords and Real Estate Agents are required that prospective tenants acknowledge and agree to the contents of this document before signing relevant tenancy agreements. Non-compliance of House Rules may result in a Complaint and or Eviction Notice served to resident(s).

These House Rules can be amended from time to time by the Strata Council.

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## COMMON AREAS

Aurelia enjoys common facilities for residents to enjoy in a safe and peaceful environment. Common facilities include a Pool, Lounge, Games Room, Gym, Sauna, Cabana and Meeting Room. Residents are reminded that these facilities are provided for small discrete groups only.

### GENERAL RULES (FOR ALL COMMON AREAS)

- All common areas are smoke free. Please refrain from disposing of cigarette butts in garden beds etc.
- Residents are permitted to have a maximum of two guests/visitors per maximum occupants of the apartment at any one time in/using the common areas. The Resident must always be present with their guests/visitors when using common area facilities. (Note you can have as many guests inside your apartment as considered reasonable and so long as quiet enjoyment of neighbours is not upset and structural floor/balcony loads are not exceeded).
- All areas are to be left clean and tidy and with lights and air-conditioning switched off and doors locked after use.
- Residents are responsible for, and must accompany, their guests that visit Aurelia at all times.
- All residents and their guests are asked to respect the peace and privacy of other residents at all times especially as noise carries throughout the complex. Residents and their guests are expected to behave in a respectful and appropriate manner.
- All common areas must be left clean and tidy after use. Any additional costs incurred by the Strata Company for the removal of rubbish, cleaning, repair or replacement of common areas and/or assets will be invoiced to the responsible owner at the discretion of the Strata Company and Council, including any damage to lifts caused by the carriage of bicycles .
- All damage to any part of the common area must be reported to the Building Manager.
- No common areas are to be used for guest sleep-overs.
- Residents and their guests must not ride bicycles, skateboards or rollerblades or similar equipment on the common property, with the exception of bikes which may be used on common driveways in the carpark to access bike racks.
- No animals are permitted in the common areas, unless travelling from your apartment to the street. In these cases the pet must be on a leash/cage. Note that pets are to be approved by the Strata Company.
- Appropriate clothing is to be worn at all times when using the facilities. No nudity or partial nudity is permitted at any time.
- No illegal, immoral, noxious, dangerous or offensive activities are permitted in common areas.
- While some residents may wish to have a door mat, shoes and other items at the entrance to their apartment, locating any items outside your door places it on "common property". This is a breach of the By-Laws and also a safety hazard.

### DELIVERIES

- Food delivery services need to be met at main entry doors by resident. Drivers/Delivery agents are not to be let into the building unattended.
- Grocery deliveries must be collected at the main entry. Drivers/Delivery agents are not to be let in the building unattended. Trolleys are not to be used through the front of the main lobby, they should use the carpark entry.

### ENTRANCES, LOBBIES AND PASSAGEWAYS

- Entrances, lobbies and passageways are to be kept clear at all times in order to comply with relevant fire code. This includes but not limited to personal items such as bags, shoes and larger items such as furniture and bicycles.
- Smoke detectors are fitted at all entrances to apartments. Please do not smoke near them as this may activate the fire alarm.
- Opening of apartment doors for the extraction of smoke from the apartment is in breach of fire regulations and will incur costs to the owner for fire services and Building Management.

### POOL

- Children under the age of 16 and all visitors must be accompanied by an adult resident at all times while using the Pool. Guests are limited to a maximum of 2 per maximum residents of each apartment.
- **No glass is permitted within 2 metres of the edge of the pool.** Any glass breakage in the pool will require the pool to be drained and cleaned, at your cost.
- All forms of detergents and oils, including but not limited to essential oils, bubble bath, soap or shampoo, are not to be used in the Pool. The use of these products destroys chemicals vital for the hygienic and safe operation of the Pool.
- Pool equipment must not be interfered or tampered with. Pool lounge chairs and all furniture items are to be returned to their original position.
- Residents and their guests must be appropriately attired at all times.
- The pool is for Daylight use only (i.e. Between dawn and dusk).

### GYM, SAUNA AND CHANGE FACILITIES

- It is not recommended that children use the Sauna at any time. Parents allowing children to use the Sauna do so at their own risk and the Strata Company and Strata Council accepts no responsibility.
- Food or drink (except water bottles) is not permitted in the Sauna or Gym.

- The Sauna is heated by an electric dry unit. **No water or oil** should be applied to the rocks. *Water/Oil and electricity do not mix.* Any additional costs incurred by the Strata Company for repair or replacement will be invoiced to the responsible owner.
- The Sauna and lights are to be turned off after use.
- The use of any Gym equipment is at your own risk. The Strata Company and Strata Council will not be held liable for any injury sustained from negligence or incorrect use of Gym equipment.
- **The use of a towel is mandatory** to wipe any perspiration off the equipment after use.
- No equipment is to be removed from or brought into the Gym.
- No stereo or entertaining equipment is to be brought into or used in the Gym. Personal music devices with headphones are acceptable.
- No equipment is to be used for any purpose other than for which it is intended. **This facility is a private Gym and restricted for the use of residents only.**
- Appropriate footwear and clothing must be worn in the Gym at all times.
- Weights are to be replaced in the rack provided after use.

#### OUTDOOR BBQ AND KITCHEN AREAS

**The BBQ, stove and surfaces must be left in a clean state after use.** Please ensure:

- Gas burners are turned off.
- Rubbish, food scraps, bottles etc. are removed from the area and placed in the bins provided.
- All surfaces are to be cleaned including cooking surfaces, outdoor chairs and table, bench areas and sink.
- All furniture items are returned to their original position.
- Any costs incurred for additional cleaning or maintenance of cooking areas will be invoiced to the responsible owner at the discretion of the Strata Company and Council.

#### MEETING ROOM

- The Meeting Room is able to be exclusively booked via Finbarlink. The Meeting Room is for a maximum of 8 people.
- The room should be left cleaned and tidy when finished using, with all doors closed and locked.
- A Fair Use policy applies – reasonable opportunity will be given for all residents in Aurelia to utilise the facilities and one resident can not unreasonably overbook these amenities.

## HOURS OF OPERATION

- Pool is daytime use only (dawn to dusk).
- Cabana, BBQ and other outdoor areas can be used by residents until 10pm, subject to ensuring minimal noise and no interruption to the peaceful enjoyment of all residents, noting some apartments are in proximity to these areas.
- Indoor areas (Lounge, Games Room, Meeting Room) are from 7am to midnight.
- Gym is available to residents 24 hours, subject to compliance with the rules and conditions for its use.

## CAR PARKING

- No resident is permitted to park in any other car bay other than that allocated to their apartment. Unauthorised parking may result in the vehicle being wheel clamped. It is recommended that residents register their vehicle(s) on Finbarlink.
- The leasing of parking bays to any person other than a resident who resides at Aurelia is not permitted.
- The recommended speed within the car parking area is **5kph** and not to exceed **10kph**.
- Bicycle racks are available around the carpark. Bicycles are not permitted in any other common areas.
- Please do not park any vehicle that may cause any damage to driveways or common areas. This may include oil, dirt, sand or debris. Any resident who has a vehicle causing damage to Aurelia property will be charged for the removal or costs to rectify any damage.
- No items whatsoever are permitted to be stored in any car bays.
- Residents are advised there is no vehicle visitor parking available in the carpark and at no times are residents permitted to park in any allocated commercial bay or loading bay. Any illegal parking will result in the vehicle being wheel clamped.

## SECURITY

- Residents are to make sure that all pedestrian access doors are kept closed at all times. Please check when entering or exiting that doors are closed securely behind you.
- Please do not let other people follow you through a door or carpark gate unescorted.
- Residents and guests are not permitted in the pool area after dusk.
- Please report any violence, excessive noise, inappropriate or dangerous behavior to the Police as well as Building Management. Any nuisance behavior, please report to Building Management.
- No door or gate is to be kept ajar, by wedging or any other means, at any time.

- Security equipment, fire monitoring and alarm systems are not to be tampered or interfered with. This includes the switching off of alarm monitors and smoke detectors connected to the main building alarm system. Any residents tampering or interfering with fire safety monitors and alarms will be in breach of the fire code and the resident will be charged for the call-out and costs for rectifying alarm and safety equipment.
- Residents are encouraged to report disruptive behavior or suspicious activity to Building Management and Police.
- Residents must not allow unknown individuals, who claim to be residents and do not have keys or access remotes, to enter the complex. Any instances must be reported to Building Management.
- Fire doors must be kept clear and closed at all times.
- Locking and security of motor vehicles is the responsibility of the resident. Residents are requested not to leave valuables, keys and electronic access devices in vehicles.

#### **LEASING OF APARTMENTS**

- Proprietors are reminded that no short term (i.e. a term less than 3 months) leasing is permitted in Aurelia residential Apartments. This includes no sub-leasing and/or online accommodation marketplace use (eg AirBNB).
- No illegal, noxious, dangerous or offensive activities are permitted in any apartment in the building.

#### **BREACHES**

Contravention of any House Rule will be considered a breach of the Strata Company By-Laws. This may result in a notice and/or a fine being issued to the Proprietor of any lot where it's residents are identified as being the cause.

## **GENERAL HOUSE RULES**

### NOISE

In order to maintain a peaceful and livable environment for all residents these House Rules should be followed. In addition the following should be considered:

- Close all doors gently in particular entry and exit doors to common areas and apartments.
- Keep noise levels to a minimum and cease all noise, especially on balconies and in courtyards, from 10pm at night. Any noise created within the building that compromises the peaceful enjoyment of residents is a breach of Aurelia By-Laws.
- Avoid playing loud music and gaming equipment at any time. Excessive noise from music and gaming consoles vibrate through floors, walls and ceilings. Be considerate to other residents.

### PETS

- Pets are permitted, but prior written permission must be granted from the Strata Company through the Council of Owners. Please refer to the By-Laws (Schedule 2 By-Law 17).
- Please see the Pet Approval Application form
- Pets are not allowed to roam free within any common area of the property. Pets are to be restrained when moving through Common areas and only for the purposes of access and egress to the registered Lot.
- Pets should not be walked on common property for exercise. Please refer to Local Council for dog exercise areas.
- Any excrement or waste from pets in common areas should be cleaned up immediately by the owner. Any costs incurred by the Strata Company in cleaning up common areas caused by a pet will be oncharged to the lot proprietor.
- Noise from pets is also to be kept to a minimum so as to not disrupt the peaceful enjoyment of other occupants of the building.
- Lot proprietors will be liable for any damage to, or loss of, property or injury to any person caused by a pet.

### LAUNDRY AND CLEANING ITEMS

- Laundry is not to be hung over the balcony balustrades or within courtyard areas or to be visible from any common area. This also includes clothes airers and leaving buckets, mops and cleaning items in view from Common areas, the street or other buildings.



## FURNITURE REMOVAL

- Care is to be taken when moving any item through common areas, including furniture, plants etc. so as not to cause damage to carpets, tiling, lobby walls, doors and lifts.
- No lift should be used for any removals without first advising the Building Manager and the lift having protection installed. Refer to move in/move out Policies and Procedures.
- Lift doors are not to be held or chocked open at any time as this damages the lift operation. Bookings for the exclusive use of the lift for moving any furniture are to be made through FinbarLink. Bookings must be made at least 48 hours in advance and must be approved by Building Management.
- You should be aware of height restrictions within the building. Vehicles should not be left standing on the driveway/ramp or common area and should not be parked on the footpath or verge.
- The front doors of the main ground floor lobby should not be used for moving any furniture or large items where trolleys are required, as the potential for damage to flooring, walls and doors is increased. The carpark access to the lift must be used by arrangement with Building Management.

## GARBAGE

- Household food waste and small general items must be placed inside sturdy rubbish bags before being deposited into the bin chute or rubbish bins. Dumping of rubbish down the chute that is not bagged causes disruptions to the operation of the rubbish system and a mess to be cleaned. Breach of this requirement will result in the owner being charged for the clean-up.
- No placing of rubbish on the ground near bin chute doors. If unable to put into the chute (without squeezing) or bin all rubbish should be taken to the bin store area on ground floor near entry gate.
- All food stuff is to be wrapped or enclosed within a bag prior to being placed in common bins.
- No household items (furniture, clothing, cardboard cartons, etc.) are to be left in the bin area. Such items are the responsibility of residents to remove from the premises.
- Cartons are to be broken down to a sufficient size (e.g. 1 metre by 1 metre) before placing in recycling wheelie bin in ground floor bin room.
- Wheelie bins are not to be removed from the bin room and placed within courtyards, or any other areas, for personal use.
- No rubbish is to be placed in any of the common areas, except within allocated bins, and not beside bins in common areas. If the bin is full please place rubbish in bins within the Bin area.

## **Moving In/Out Process & Procedure**

1. Please read through the House Rules.  
(Also available from BuildingLink > Library link, once you have obtained a login)
2. The Building Manager can arrange a lift booking prior to you moving in if required. A fee will be charged for after designated hours and approved weekend bookings. Please apply through BuildingLink once you have obtained a login.
3. Property Managers are also expected to respect and to follow this due process.
4. Do not dispose of large / bulky items, (such as Boxes, Packaging Styrofoam, Luggage, Bubble wrap, Mattress Bags, etc.) in the bin chute as that may cause blockages. Cost to unblock the bin chute will be borne by the Owner / Resident.
5. Any deliveries and removals must be made through carpark access to the lifts. No trolleys or similar are to be used through the front entry doors to main lobby.
6. Be aware and note that Car Park height limit is 2.2m. If removalist vehicles are higher than this, they will then need to park on the street.

If you have any questions relating to Moving in / Moving out Policies and Procedures, please ask the Building Manager or Strata Manager.

## **Owners of Pets - Your responsibilities AURELIA, 1 HARPER TERRACE SOUTH PERTH**

We wish to remind all owners of Pets at Aurelia of the bylaws that must be complied with in relation to the ownership of your pet/s.

Please note that the keeping of a pet at Aurelia requires **Strata Company approval prior to** allowing the animal to be kept on the site, please ensure you contact our office in relation to an application form if your animal has not gone through the approval process.

Should you be keeping an approved animal on site, your immediate and ongoing compliance is required to the following:

- Pets are not permitted on the common property areas except for entry and exit to the property
- Pets must be restrained at all times when moving through the common property areas
- The 3<sup>rd</sup> floor residents' facilities are not to be used for exercising of any animals at any time. The City of South Perth Dog Exercise Map is attached for your easy reference
- All pets are required to comply with any regulations or bylaws of the City of South Perth – please refer to <https://southperth.wa.gov.au/residents/animals-and-pets/keeping-animals>
- The City of South Perth requires every animal to be microchipped and sterilised – proof of this must be provided with your pet application
- Pet owners are responsible for the health, hygiene, control and supervision of the pet
- No pets are to interfere with the quiet and peaceful enjoyment for any other resident

Your compliance is required to the above at all times.

## Aurelia

### Pet Registration Application Form

Prior to keeping a pet, written permission is required from the Council of Owners. We ask that you complete the form below with all the specific details of your pet so that the Council can make an informed decision on whether to allow your pet to be kept within the building.

**Name of Resident** \_\_\_\_\_

**Apartment Number** \_\_\_\_\_

**Contact Information:** Phone \_\_\_\_\_

Email \_\_\_\_\_

I am the unit Owner / Tenant (Circle relevant response)

Note that if you are a Tenant, written approval for the pet from the Owner is required and **must be attached to this application**.

#### Pet Information

Type: \_\_\_\_\_

Gender: Male / Female

Desexed: Yes / No

Breed: \_\_\_\_\_

Colour: \_\_\_\_\_ Age: \_\_\_\_\_

Present weight: \_\_\_\_\_

Expected weight when fully mature: \_\_\_\_\_

Present height: \_\_\_\_\_

Expected height when fully mature: \_\_\_\_\_

Vaccination status: \_\_\_\_\_

Relevant certificates attached: Yes / No

Microchipped: Yes / No

Microchip number (optional): \_\_\_\_\_

Registration number (optional): \_\_\_\_\_

Photograph of pet attached (optional): Yes / No

**Declaration:** This is to confirm that all local and legislative requirements of keeping this pet shall be complied with by the pet owner and that the pet owner indemnifies the Strata Company of any damage/liability that may arise due to the pet.

This is also to confirm that I/We shall abide by the Aurelia By-Laws, as specified in Schedule 2 By Law 17 which relates to the keeping of pets in the building.

Signed by Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

#### Request Status

This pet application has been reviewed by the Council of Owners and the application is

Approved / Rejected

\_\_\_\_\_  
Name on behalf of Council

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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## **17. Animals**

- 17.1 Subject to section 42(15) of the Act a Proprietor or occupier must not bring onto or keep any animal within its Lot without the prior written consent of the Council.
- 17.2 The Council will not unreasonably withhold its consent if the animal is of a breed or size which is suitable to be kept as a domestic pet in a residential complex.
- 17.3 A Proprietor or occupier granted consent under Schedule 2 sub-bylaw 17.2:
- (1) must not keep the animal if the keeping of the animal breaches any regulation or bylaw of the Local Government;
  - (2) may only enter upon the common property with the animal for the purposes of access and egress to its Lot;
  - (3) is responsible for the health, hygiene, control and supervision of the animal; and
  - (4) must ensure that the animal does not interfere with the quiet and peaceful enjoyment of the Scheme by other Proprietors.
- 17.4 The Strata Company may serve a notice on a Proprietor or occupier of a Lot whose animal causes a nuisance to other Proprietors requiring that Proprietor or occupier to take all reasonable actions to remedy the behaviour creating the nuisance within 14 days.
- 17.5 A Proprietor or occupier that fails to comply with a notice issued under Schedule 2 sub-bylaw 17.4 must immediately remove the animal from the Lot.
-

# CITY OF SOUTH PERTH DOG EXERCISE AREAS.

## How can I exercise my dog safely?

There are a number of areas throughout the City of South Perth where you can exercise your dog. This map shows the on and off leash areas, as well as the prohibited areas. Reserves within The City of South Perth are clearly sign posted.

## Where can I exercise my dog?

The City of South Perth has designated many reserves called 'dog exercise areas'. In these areas your dog may run freely and below are a few helpful hints to help you avoid on-the-spot-fines:

- A person capable of controlling the dog must be near the dog at all times.
- Carry a leash so it can be quickly attached to gain control of the dog.
- Remove any excreta left by the dog.
- The dog must not chase or harass any other person, animal or bird.

**REMEMBER** the dog must always be under effective control, so if you can't control your dog then keep it on a leash.

Other than the areas listed as dog exercise areas or prohibited areas, dogs must be on a leash at all times in a public place. This is a requirement by law of the dog act 1976.

## Excreta

Permitting your dog to excrete on a street, reserve, someone else's yard or other public place and failing to remove and adequately dispose of such excreta is an offence under the City of South Perth Local Laws relating to Dogs.

## DOG EXERCISE - OFF LEASH AREAS

**Axford/Barker Reserve** -  
Axford & Barker Sts, Como

**Bradshaw/Conochie Reserve** -  
Bradshaw & Conochie Cres, Manning

**Bill Grayden Reserve** - Thelma St, Como

**Bill McGrath Reserve** -  
Kennard & Anketell Sts, Kensington

**Canavan/Henley Reserve** -  
Canavan & Henley St, Como

**Challenger Reserve** -  
Challenger Ave, Manning

**Collier Oval** - Thelma St, Como

**Comer Reserve** - Comer St, Como

**Cragie / Isabella Reserve** - Manning

**Darling St Reserve** - Brandon St, Kensington

**David Vincent Park** -  
Pennington St, Kensington

**Davilak Reserve** - Davilak St, Manning

**Ernest Johnson Oval** -  
Sandgate & Hensman St, South Perth

**Hensman Square** - Hensman St, South Perth

**Hope Ave Playground** -  
Hope Avenue, Manning

**James Millar Oval** -  
Jarman & Duckett Dve, Manning

**Karawara Greenways** - Karawara

**Kilkenny Reserve** -  
Kilkenny Circle, Waterford

**Mackie St Reserve** -  
Mackie & Gwenyfred Rds, Kensington

**Melville Parade** - Como

**Marsh Avenue Reserve** - Marsh Ave, Manning

**Mill Point Rd Reserve** -  
Mill Point Rd, South Perth

**Moresby St Reserve** - South Perth

**Morris Munday Oval** - Broad St, Kensington

**Narrows Bridge Abutment Reserve** -  
Queen St to Narrows Bridge abutment

**Olives Reserve** - Melville Parade, Como

**Redmond St Reserve** - River Way, Salter Point

**Richardson Park** - Richardson St, South Perth

**Ryrie Avenue Reserve** - Como

**Shaftsbury Avenue Reserve** - South Perth

**Swanview Terrace Reserve** - South Perth

**Warrego St Reserve** - South Perth

**Whitcombe Place Reserve** - South Perth

**Windsor Park** - Mill Point Rd, South Perth

**Sir James Mitchell Park** - Hurlingham St to Ellam St, and Coode St to The Esplanade, non river side of cycleway

## WHERE AM I NOT ALLOWED TO TAKE MY DOG?

There are some areas set aside exclusively for the enjoyment of people and the native wildlife. These areas refer mainly to fauna reserves and where people swim and barbecue. You cannot take your dog to the following areas:

**Como Beach** - Comer St to Thelma St, Western side of Kwinana Freeway

**Milyu Reserve** - Narrows bridge abutment to the Royal Perth Golf club the western side of Kwinana Freeway

**Neil McDougall Park** - Hensman St, Ley St, Clydesdale St and Davilak Rd, Como

**Salter Point Lagoon** - Salter Point Parade, Salter Point

**Sir James Mitchell Park** - Coode St to The Esplanade car park, river side of the cycleway. Areas between Hurlingham Rd Coode St car parks

**South Perth Foreshore** - between Queen St Jetty to The Esplanade car park

**Waterford Foreshore Reserve** - Bodkin and Sandon parks, Salter Point (wetlands area)

**Civic Centre** cnr Sandgate St & South Tce, South Perth WA 6151

**Phone** 9474 0777 **Email** [enquiries@southperth.wa.gov.au](mailto:enquiries@southperth.wa.gov.au)

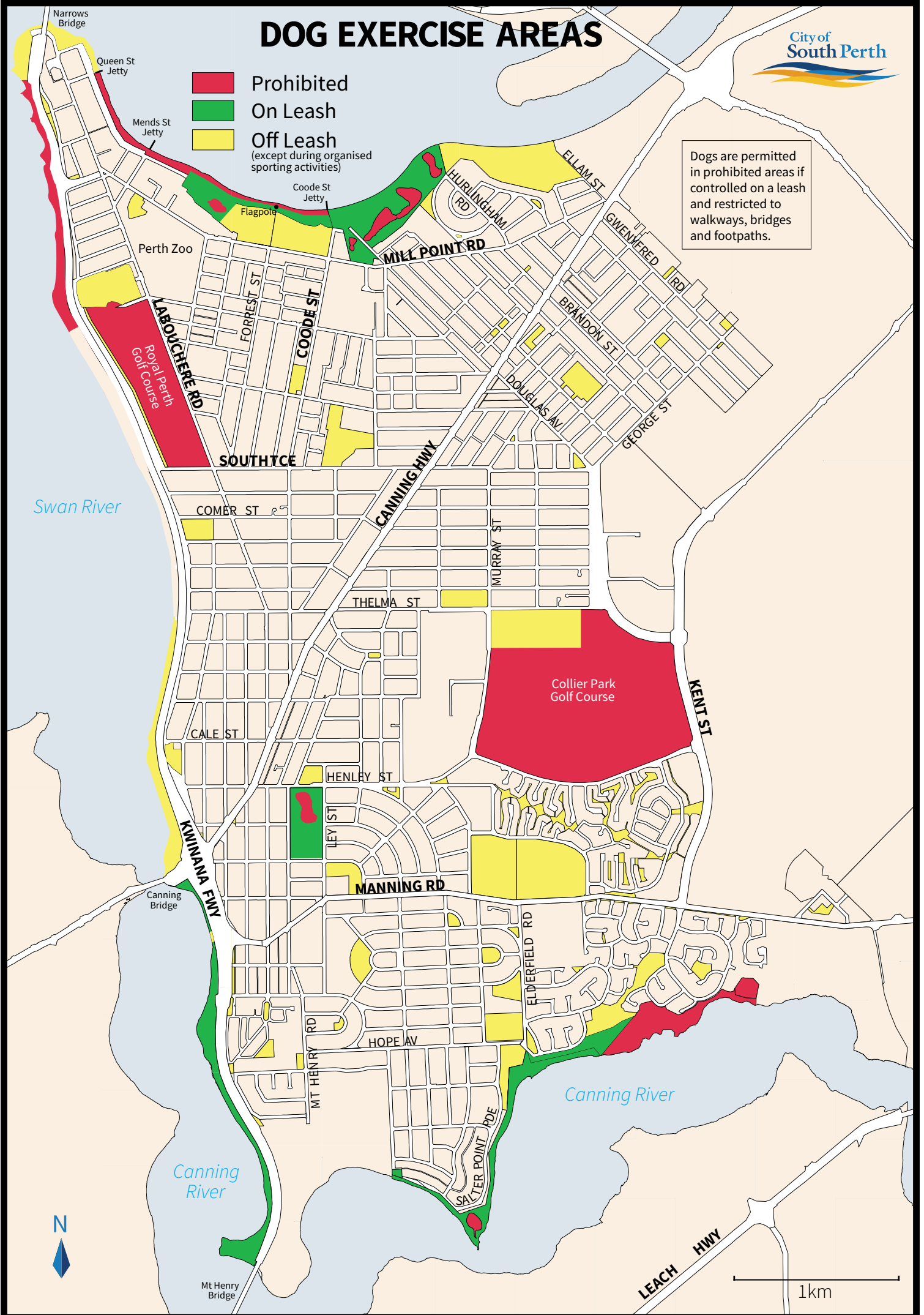
**[www.southperth.wa.gov.au](http://www.southperth.wa.gov.au)**



# DOG EXERCISE AREAS

- Prohibited
- On Leash
- Off Leash  
(except during organised sporting activities)

Dogs are permitted in prohibited areas if controlled on a leash and restricted to walkways, bridges and footpaths.



## **Fire Rated Apartment Doors**

Hello Owners and Managing Agents at Aurelia,

As you may be aware, apartment complexes such as Aurelia, are required to be fitted with **Fire Rated Apartment Doors** in accordance with the BCA (Building Code of Australia). These doors form part of the fire and safety infrastructure of the building.

**Fire doors** create a passive **fire** safety system, protecting buildings from the spread of **fire** by confining it to a specific area for a longer period of time. This allows people within the building enough time to escape via alternative routes which might otherwise be cut off by **fire**.

To ensure the ongoing compliance of your apartment door, fire doors **MUST only be fitted with door hardware fire rated in accordance with AS1905.1**

To ensure your compliance with the bylaws of the Strata Company any proposed installation to your apartment front door **MUST have approval of the Strata Company**.

Fire Door locks must be self-latching and are not permitted to have a hold open feature. It is an offence to prop open or otherwise interfere with the automatic closing action of a Fire Door. Fire Doors must also be fitted with a fire rated automatic (non hold open) door closer. An automatic closing door is essential in controlling smoke, heat, and destructive back drafts, which could potentially feed the fire.

Personal safety comes before security. Security cannot be upgraded beyond the point of a single D2.21/AS1905.1 compliant lock. Non-compliant deadlocks, multiple locks, locking bolts, padlocks or padbolt type fittings, peep holes, are all considered dangerous, and are not permitted to be used. The BCA code specifically states that **personal safety takes precedence over security**.

**If the integrity of the apartment door is compromised due to the installation of incorrect fittings, it may render the door non-compliant and therefore require complete replacement. These doors are a specialised style door and costs are approx. \$2,500 per door.**

Should you wish to install any type of fitting to your apartment door, please ensure you obtain Strata Company approval **PRIOR to the installation**, and advise the locksmith that your door is fire rated and you will need certification of the product to be used.

Thanks for your cooperation,



# FLEXI HOSE MANAGEMENT

## AURELIA, 1 HARPER TERRACE SOUTH PERTH

**Appendix 4**

As you may be aware, your apartment has numerous “flexi hoses” on your plumbed appliances.

These flexi hoses must be monitored, maintained and serviced regularly to ensure they do not cause a major flooding incident to either your apartment, or others.

The flexi hoses have a history of bursting/blowing off the connections and flooding apartments

The Strata Company requests that the owners put in preventative measures to minimise the opportunity for these flooding events.

The flexi hoses are fitted to appliances throughout the apartment, anywhere a water connection is required. These include:

- Fridges with water dispensers
- Water filter systems
- Kitchen taps
- Bathroom taps
- Toilet Cisterns
- Dishwashers
- Laundry taps

Flexi hoses look something like this:



These flexi hoses have a limited lifespan, they wear out, or the nozzles that fit them to your incoming water connection can burst off, leaving you with your mains water supply running directly into your apartment.

To prevent these flooding incidents to your apartment, the recommendation is that you regularly have your flexi hoses checked by a professional.

Some tips:

1. Every time you receive your water bill, make it your reminder to check all the braided hoses in your home. If any of the hoses have rust, are kinked/twisted or have frayed steel threads, get your plumber to replace them asap.
2. Replace flexi hoses every 5 to 10 years as per the plumbing recommendations. Replace your braided hoses every 5 years or earlier if signs of wear can be seen.
3. Know where your water isolation tap is located.
4. Relying on the water meter at the front of the apartment can take up precious minutes causing further water damage so install an isolation tap to **every** flexi hose connection. If you replace a flexi hose in your home, get your plumber to install an isolation tap to it at the same time. This will allow you to isolate the water to that flexi hose which can save time if it ever bursts, especially in the middle of the night.
5. Before you go on holiday, isolate the water to your apartment. This will ensure you don't return to any surprises.

Your Building Manager, Gordon can assist with details of approved plumbing contractors should you require it,

## **WILSON PARKING MONITORING OF THE VISITOR PARKING BAYS**

### **AURELIA, 1 HARPER TCE SOUTH PERTH**

Aurelia's Council of Owners have engaged Wilson Parking to be our preferred parking management company.

This will allow better management of the illegal parking in the resident visitor parking bays and also available parking in basement 1. After hours and during the day, too many residents, visitors to residents and people using the local bars, restaurants and shopping mall were entering and parking without authorization.

As we only have 6 resident visitor parking bays available to us on the ground floor and some available bays in basement 1, parking is very limited. All apartments are now occupied, and more people are attending the occupied commercial tenants' businesses.

The rules are quite simple:

- If you are a resident you need to park in your designated bays allocated to you "AT ALL TIMES", unless you are going to be 15 minutes in and out in a newly designated short-term bay to be painted in one of the current resident visitor parking bays.
- If you have a visitor, the resident visitor parking pass given to the visitor from the resident in Aurelia needs to be on the dashboard and visible AT ALL TIMES. Failure to do so will incur a fine unless discretion for a first and final warning to you is allowed. This will be put onto an excel spreadsheet that myself and our concierge team will be using to catch out second time offenders. If it happens again, then your visitor will be issued with a parking infringement by Wilson.
- The fine will be \$65.00 incl GST and payment details will be explained in the parking fine which will then be put on the windscreen of their vehicle.
- The same applies for anyone parking illegally in any of the allocated bays on basement 1. This also applies for any commercial tenants not parking in their allocated spaces as well.

It is unfortunate the new parking system had to be implemented but the ongoing number of complaints has required this decision.

### AURELIA, 1 HARPER TCE SOUTH PERTH

The Strata Company wishes to provide you with an update to the current Apartment Manual which is held by every apartment owner.

As you may be aware, your apartment has been fitted with numerous internal plumbing valves. The valves are located behind an internal panel inside your apartment.

These valves must be monitored, maintained and serviced regularly to ensure they do not cause a major flooding incident to your apartment, or any apartments.

The Strata Company requests that the owners put in preventative measures to minimise the opportunity for these flooding events.

The recommendations from the plumbing company are as follows:

- a. Annually, test your isolation valves and ensure they can be turned on and off, if not, please arrange a plumber to attend your apartment and check them for you - The 2 green taps in the photos below are the isolating valves, one for hot water and the other for cold water.
- b. Arrange for the replacement of the tempering valves every 5 years, and when replacing these valves have the plumber test the isolation valves and pressure limiting valves
- c. Before you go on holiday, isolate the water to your apartment. This will ensure you don't return to any surprise water events.

Your Building Manager, Gordon can assist with details of approved plumbing contractors should you require it,



Your cooperation is greatly appreciated.

**From:** [Conquest Strata Admin](#)  
**To:** [Conquest Strata Admin](#)  
**Cc:** [Conquest Strata Admin Assist](#)  
**Subject:** Aurelia - 1 Harper Tce South Perth - Water Valves within the Apartments  
**Date:** Monday, 18 December 2023 8:30:30 AM  
**Attachments:** [GV Lawyers Letter of Advice.PDF](#)

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Hello Owners of Aurelia,

As you are aware, the Strata Company has been providing owners with the opportunity for the maintenance/replacement to the valves located within their apartments, by scheduling water shut offs and plumbers to be available to carry out the work if owners are not engaging their own contractors.

**The Strata Company has been provided advice in relation to the water valves within the apartments, and has now received a second legal opinion confirming the content of the original advice.**

To try and assist owners to understand the complexities of these valve issues, and the consequences when they leak/burst, we offer the following:

#### **The Valves**

- There are 5 valves located inside the duct of each apartment, these are the Hot & Cold Isolation Valves, the Hot & Cold Water Pressure Reduction Valves and a tempering valve
- The issues experienced recently have been specifically related to the HOT water pressure reduction valves.
- The Strata Company has now obtained a second legal opinion on the ownership of these valves – and these valves are an owner's responsibility to repair, maintain & replace when required. Copy of the initial legal advice attached for your reference.
- The Strata Company recommends that each of the isolation valves and at least the HOT PRV valve be replaced as a minimum
- The Strata Company also recommends that even newly installed isolation valves should be moved regularly to ensure they are still able to be shut on/off – at least quarterly if possible

#### **Insurance**

- The Strata Company has building insurance via Chubb
- The Strata Company policy via Chubb has an excess on the policy of \$10,000
- The wooden flooring inside the apartments has been deemed to be common property, however, if the flooring is damaged by water, due to these valves, then the damage to the flooring is an owner's expense to repair/maintain and replace if required
- We made enquiries with the insurance brokers in relation to a policy that the owners may be able to obtain individually that would provide cover for the flooring. Unfortunately, the brokers were unable to provide another policy that would respond to the flooring under these circumstances.
- A contents insurer may be able to provide cover for the flooring however they may require a decline letter from the insurers to be able to progress a claim. Chubb, as your

Strata Insurers may take up your claim, however the Strata Company will be recovering all costs from the owner in relation to the claim as per the provisions set out in Bylaw 42.5 and 56

- The bylaws in the management statement of Aurelia also allow for the Strata Company to recover all insurance claim costs from an owner

**Consequential Damage from the burst valves:**

- We note that some of the recent incidents have caused damage to other apartments. This damage has primarily been to carpet, walls, skirting.
- This damage is a consequence of the water/valve incident and will be referred to the owner of the unit where the valve is located
- Other apartment owners may wish to claim on their own content's policy and then refer their contents insurer to the insurer for the apartment with the burst valve.
- These costs are not a strata company cost and would need to be referred to the individual unit owner accordingly

**Other items to consider:**

Water Extraction and Drying may be required

WA Flood & Fire have provided assistance with the extraction of water and the drying of the apartments with some of the recent incidents – their details are below for your reference

The insulation within the duct areas may be wet and require drying, or may require complete removal – WA Flood & Fire are able to quote for this work if you require it

The lawyers were asked if the damages sustained within the apartments could be claimed back from the builder, and they noted for this to be claimed against the builder it would need to be a defect. There is no proof at this time that these valves are defective, or not compliant with the requirements set out in the Building Code of Australia.

The Strata Company is continuing to do testing and obtain advice in relation to the valves and will provide an update to the owners once further information is available. This ongoing investigation includes whether these valves can be deemed “not fit for purpose” or a “defect” and therefore referred to the builder.

In the meantime, we ask all owners to ensure they participate in the scheduled water shutdowns to the building to enable maintenance to be carried out to your valves.

<https://www.wafloodandfire.net/>

Jade Sproule, 0418957466 or  
email [admin@wafloodandfire.com.au](mailto:admin@wafloodandfire.com.au)

Regards,

**Shelley Fitzgerald**

Certified Strata Community Manager (CSCM)

M: [0478 168 550](tel:0478168550) | E: [admin@conqueststrata.com.au](mailto:admin@conqueststrata.com.au) | W: [www.conqueststrata.com.au](http://www.conqueststrata.com.au)

***Our office will be closed over the holiday period, from 22<sup>nd</sup> December 2023 and reopening on 3<sup>rd</sup> January 2024.***

***We hope you and your families have a happy and healthy holiday period, and we look forward to working with you in the new year!***

Postal Address: **PO Box 1118, Wangara DC, WA, 6947**

ABN: **37 631 166 080**

**Member Strata Community Association**

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Our Ref: PM:20230526/ag

1 May 2023

The Owners of Aurelia, SS70215  
C/- Emerson Raine  
PO Box 8098  
SUBIACO EAST WA 6008

**Attention: Shelley Fitzgerald**

**By Email: [shelley@emersonraine.com.au](mailto:shelley@emersonraine.com.au)  
[hello@emersonraine.com.au](mailto:hello@emersonraine.com.au)**

Dear Ms Fitzgerald

**THE OWNERS OF AURELIA, STRATA SCHEME 70215  
WATER ISOLATION VALVES  
STRATA LOT BOUNDARIES**

We refer to the request for legal advice relating to the responsibility and liability for the water isolation valves, damage to wooden floors, and in providing that advice we have to take into account the strata lot boundaries.

**Strata Plan**

This legal advice is provided with reference to the *Strata Titles Act 1985* (**the Act**) and its regulations, the Strata Scheme 70215 (**the Strata Scheme**) and its floor plan, the Management Statement as registered with Landgate N875596 and applicable case law.

The Strata Scheme was registered on 16 April 2018.

**Strata Lot Boundaries**

The boundaries of a lot relate to a defined area of cubic space. Everything outside the boundary definition of a lot is part of common property, which the strata company is responsible for keeping in good and serviceable repair and properly maintained pursuant to Section 91 of the Act.

Within the scheme of the Strata Scheme 70215, the boundaries of each lot are determined and / or described by the notation on the floor plan of the Strata Plan, and we note that the way in which the boundaries are defined and are set out on the floor plan is stated as follows:

*"THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDERSURFACE OF THE CEILING OR*

AS DIMENSIONED, AS PROVIDED BY SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985"

### **Water Isolation Valves**

We are instructed that each lot has its own individual water isolation valve that controls the supply of hot and / or cold water to each lot. The water isolation valves are located behind a panel in the wall of the bathroom.

We are instructed that the valves in some lots have failed resulting in consequential damage to the interior of the lot, including in some cases, the wooden floors.

### **Wooden Flooring**

The State Administrative Tribunal (**SAT**) addressed this issue in *Venables v The Owners of Cambridge Court, Strata Plan 4879* [2012] WASAT 7, as to whether the upper surface of the bathroom floor was the top of the tiles or the top of the concrete slab.

We are instructed that the wooden flooring is the original flooring that was in situ at the time of the registration of the strata scheme.

In these circumstances the wooden flooring is common property.

### **Responsibility relating to the water isolation valves**

The Management Statement makes provision for Fixtures and Fittings (Schedule 1 Governance By-Law 1(10)) which includes taps and water outlets, plumbing Fixtures (By-Law 1(18)) and Services (By-Law 1(24)) that includes water services.

Schedule 1 By-Law 40 provides exclusive use of common property for Fixtures and Fittings as defined in By-Law 1(10) and provides that each owner must maintain the Fixtures and Fittings that are for the benefit of their lot.

Schedule 1 By-Law 40 relates to Fixtures and Fittings on common property that are for the benefit of individual lots and consequently passes the responsibility of maintaining those Fixtures and Fittings to the individual lot owner.

The obligations that are passed on to the owner would normally be held by the strata company pursuant to Section 91(1)(c) of the Act which states that the common property, including fittings and fixtures are to be kept in good and serviceable repair whether damage or deterioration arises from fair wear and tear, inherent defect or any other cause.

In our opinion, the water isolation valves are Fixtures and Fittings and the responsibility of individual lot owners, and they are responsible for their maintenance and if necessary, their replacement.



In the event that the water isolation valves fail causing water egress onto the wooden flooring, then the individual lot owners are responsible for the repairs to the wooden flooring as a consequence of the failure of the water isolation valves.

Individual lot owners should take up the failure of the water isolation valves with the manufacturer if they can establish that the water isolation valve was not fit for purpose or has prematurely failed.

The strata company should issue appropriate warnings and notices to individual lot owners to confirm that the water isolation valves are the responsibility of individual lot owners and that appropriate inspections should take place to ensure that the valves are appropriately functioning.

In the event that any wooden floor is damaged as a consequence of the failure of the water isolation valve the individual lot owners are responsible for any consequential damage.

Please do not hesitate to contact Mr Pino Monaco of this office if you have any further questions or require further clarification.

We **enclose** a note of our fees for your consideration and payment.

Yours faithfully,



**GV LAWYERS**

Pino Monaco

Email: [pino@gvlawyers.com.au](mailto:pino@gvlawyers.com.au)

**Enc.**

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