



## **House Rules**

### **Saffron Apartments**

**151 Adelaide Tce, East Perth  
Strata Plan 51127**

#### **Noise and Behaviour**

Residents and guests must not:

- (a) make or cause unreasonable noise at any time that disturbs any other occupant of Saffron;
- (b) make or cause noise that is audible in the common areas of Saffron or in any other apartment / lot between the hours of 10:30pm on the one day and 7:00am on the following;  
or
- (c) behave in a manner which causes offence, nuisance, harassment, alarm or distress to any other resident.

Residents are reminded that the responsibility of guests' behaviour falls with the resident and the resident will be held responsible for any actions and or bad behaviour of their guests.

Residents and guests are reminded that:

- (a) Saffron is predominantly a residential complex; and
- (b) music and television sounds will be audible in neighbouring apartments/lots even at relatively low volumes. Residents are encouraged to use headphones to listen to music or watch television at a loud volume.

#### **Smoking**

Saffron common areas are designated no smoking areas and no resident or guest may smoke in these areas.

#### **Pets**

Owners and tenants are not permitted to keep pets in their apartment/lot without the written prior consent of the Council of Owners. Please put a written request for approval to keep a pet in an email to the strata manager who will forward the request on to the Council of Owners.

Pets are to be physically restrained in the common areas and car park levels of Saffron and are not permitted within the pool or gym.

All pet excrement/mess must be attended to immediately by the pet's owner.

#### **Garbage**

Residents must ensure that:

- (a) all foodstuffs are sealed in a bag or otherwise prior to being put in the rubbish bins or the rubbish chute to limit bad odours;



- (b) only items which are small enough to travel smoothly down the rubbish chute are to be put in the rubbish chute;
- (c) recyclable items are not to be put in the rubbish chute but instead put in the recycling bins;
- (d) only items which are of a recyclable nature are to be put in recycling bins;
- (e) no household goods, building products, heavy or rubbish larger than the common rubbish are to be placed in the common areas of Saffron. It is the responsibility of the owner of such items to remove these items from Saffron;
- (f) cardboard boxes/cartons are to be broken down to a sufficient size so as to be fully contained within a rubbish bin with the lid closed; and
- (g) residents are not to use rubbish chutes between the hours of 10pm on one day and 6am of the following day. Rubbish can be disposed of outside of these hours in the bins located on the car park levels.

### **Entry Gates, Doors & Security**

Residents must not leave any door in the common areas of Saffron open or use any fire door other than in the case of an emergency.

Residents must be mindful of other residents when entering or leaving Saffron and ensure access doors are securely and quietly closed.

The common areas are monitored by CCTV for your safety. Residents are not to tamper with the CCTV cameras.

### **Alterations to Apartments/Lots**

Residents shall not commence any structural alterations, building or associated works of any kind to their apartment/lot:

- (a) unless all necessary approvals pursuant to the local council and Saffron by-laws have been obtained; and
- (b) that are likely to annoy, disrupt or cause nuisance to any other resident between the hours of 5pm on one day and 8:30am on the following day or Saturday or Sunday.

Residents are responsible for any contractors they arrange when they are in Saffron and for any damage/cleaning in common areas.

Movement of building supplies and tools between levels in the Saffron Tower is to be done only using the cargo lift. Please allow two (2) business days for the Building Manager to arrange the protective pads to be installed in the lift.

### **Maintenance & Repairs**

If you notice maintenance or repair issues on the common property please report the issue to the Strata Company via Blackburne, the Building Manager or the website. Any maintenance/repair within your own apartment is your responsibility to arrange.



The Strata Company will only commission maintenance to the common property with a work order. If you are required to carry out maintenance in your apartment, you are required to engage the contractor and are responsible for payment to that contractor. The Strata Company will not organise repairs on your behalf.

If a contractor is doing maintenance in your lot to access common property on behalf of the Strata Company, please do not ask them to attend to other repairs in your apartment. You must engage their services independently and you are required to pay for it.

All Inside plumbing and electrical repairs are the responsibility of the owner.

The Strata Company will not pay for repairs to your lot unless your contractor can submit a report to Strata Company giving evidence it is a common area problem.

### **Moving Furniture**

Residents should:

- (a) give two (2) working days notice to the Building Manager prior to moving any furniture or large item through the common areas of Saffron;
- (b) take care to ensure that no damage to the common areas of Saffron occurs when moving any furniture or large item through Saffron. The cost of any damage caused whilst moving items will be the responsibility of the owner; and
- (c) not move any furniture or large item other than the cargo lift in the Saffron Tower unless the protective padding is installed, which can be arranged through the Building Manager.

### **Common Areas – General**

Residents are reminded that:

- (a) cycling, rollerblading, skateboarding and any ball sports are not permitted;
- (b) no bicycles can be left or chained to any other fixtures or trees in any of the common areas;
- (c) pool, gyms and sauna areas are closed between the hours of 10pm on one day and 6am the following day;
- (d) unless otherwise permitted by the Strata, only six (6) people per apartment/lot are permitted to use a common area at any one time;
- (e) personal notices and advertisements are not to be placed in common areas unless approved by the Council of Owners;
- (f) proper attire must be worn by all residents and guests at all times; and
- (g) children are to be supervised at all times.

### **Gymnasiums and Sauna**

The gym is located on Level 3 and consists of a cardio room and weights room. The sauna is located in the weights room. Both rooms can be accessed between 6am and 10pm seven days a week using your fob.



Under no circumstances is any gym equipment to be removed from the gym rooms.

Users of the gymnasium and sauna must:

- (a) not consume food or smoke;
- (b) use a towel to protect equipment and sauna from sweat;
- (c) wipe down equipment and sauna area after use;
- (d) ensure it is left in a clean and tidy condition;
- (e) ensure the sauna and lights are switched off after use; and
- (f) report any damage or faulty equipment to the Strata.

### **Pool**

The pool area can be accessed during daylight hours only, seven days a week.

Users of the pool and decking must:

- (a) not remove any equipment from the pool area;
- (b) not consume food, drink or smoke in the pool area;
- (c) not take any glass (including bottles or drinking glasses) into the pool area;
- (d) not behave in a loud, disorderly, immoral, abusive, riotous, indecent, obscene or aggressive manner;
- (e) not run, dive, or make unnecessary splashing in the pool;
- (f) shower and their wipe feet before entering the pool;
- (g) leave the pool area in a clean and tidy condition after each use; and
- (h) ensure the pool gate is securely closed at all times.

### **Laundry**

Residents must not hang any washing, bedding, clothing or any other articles:

- (a) over the balcony; or
- (b) on any part of their apartment/lot in such a way that it will be visible from the exterior.

### **Car Parking**

Residents must not:

- (a) park outside their designated car bays or in any other car bays not allocated to their apartment/lot;
- (b) bring into the parking areas more vehicles than the number of car bays allocated to their apartment/lot
- (c) lease their designated car bay to a person other than to a person who is a resident of Saffron;
- (d) wash, repair or restore any vehicle in the car park;
- (e) drive in excess of ten (10) kilometres per hour;
- (f) store anything other than a licenced motor vehicle or bicycle in their car bay;



Residents must clean and/or remove any oil or exhaust stains and rubbish from their car bay(s).

Residents are reminded that there is a height restriction of 2.0 meters in the car park area. Any person who attempts to bring a vehicle into the car park which exceeds the height restriction will be responsible for repairs.

When a red light is showing at any car park exit or entry residents must stop and wait for the first car to enter or exit before proceeding.

### **Basement Car Park**

The laneway off Terrace Road accesses the basement car park and is shared with the TIMES TWO (x2) apartment complex. Residents with car bays in the basement car park should be aware of the following:

- (a) the boom gate can be opened using button 2 on your fob;
- (b) the flashing light on Terrace Road indicates that a vehicle is exiting, the; boom gate will not operate until that vehicle has exited;
- (c) the flashing light in the car park indicates the rear lane is in use, do not attempt to exit until light stops flashing;
- (d) the boom gate will open automatically for vehicles exiting Saffron; and
- (e) the speed limit in the laneway is 20kmh.

### **Breach and Penalties**

Residents who breach these house rules and / or the Saffron Apartments by-laws may face the following sanctions:

- (a) informal breach notice sent to the owner and/or occupant notifying of the breach;
- (b) formal breach notice sent to the owner and/or occupant notifying of the breach, which notice may incur an administrative fee to the owner;
- (c) formal notices/actions sent to owners for the eviction of tenants, which notice may incur fees/costs;
- (d) breach proceedings before the State Administrative tribunal, which may result in a fine of up to \$400; and
- (e) formal criminal charges made with the Police if it is a civil/criminal matter.

### **Building Manager Contact:**

Banyandah Building Management.  
Wayne & Kim Kerlake  
saffron151bm@gmail.com  
0437 744 215

### **Strata Manager Contact:**

Blackburne Strata Management



Strata Manager – Zayla Storry

08 9429 5777 or [zayla.storry@blackburne.com.au](mailto:zayla.storry@blackburne.com.au)

General Enquires: [Strata@blackburne.com.au](mailto:Strata@blackburne.com.au)

### **Your Cooperation**

These house rules are set as a minimum standard of behaviour that all residents must adhere to in order to ensure a comfortable and harmonious lifestyle at Saffron for all.

Residents who witness or are disturbed and/or offended by breaches of these House Rules are asked to contact Strata.

BY ORDER OF THE COUNCIL OF OWNERS

