



CASA VISTA - CREMORNE - SP8475

Living at Casa Vista

**Welcome to Casa Vista – below you will find information to assist you in your new home.
If you have any questions, please do not hesitate to contact a Committee member for
assistance - see the Notice Board in the foyer**

PLEASE CONSIDER YOUR NEIGHBOURS (Bylaw 6)

Living in a high-rise building, NOISE travels so please be considerate of your neighbours

GOODS DELIVERED

Other than hand held parcels, all goods must be delivered via the rear door off Gerard Lane

MOVING HOUSE

Lift covers are available and must be fitted in the lift. A control key will be loaned to secure the lift on each floor while loading and unloading. Blocking the door open will cause a lift fault.

MOVING VANS MUST USE REAR CARPARK

SMOKE & FIRE ALARM IN YOUR UNIT

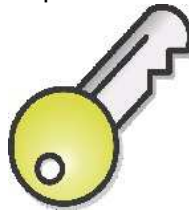
Please make yourself familiar with the actions required should the alarm activate in your unit to avoid being charged by FRNSW. Please see separate FIRE ALARM NOTICE and INSTRUCTION SHEET

STORAGE OF PERSONAL ITEMS

Goods must be stored in your allocated store room, NOT in the open car spaces or other common areas. Bicycles are permitted.

SECURITY KEYS

If you require additional keys please contact the Strata Managing Agent (see Notice Board). A deposit is required.



VISITOR PARKING (Bylaw 1)

Is for visitors only. Residents are not permitted to use these spaces for extended periods. See Notice Board.



WET WIPE DISPOSAL (Bylaw 15)

Please do not flush wet wipes or other tissue with "wet strength" in the toilet. They will block our sewer system and cause problems in the general sewer. Sydney Water reminds us: "Only flush the 3Ps - pee, poo and toilet paper"

WASHING ON BALCONIES (Bylaw 14)

Washing must not be visible from outside the building. There is a clothes line on the western side of the building.

GARBAGE ROOM

Please read council rules for RECYCLING (yellow top bins) and LANDFILL (red top bins)

NO DUMPING ON THE FLOOR

All boxes should be flattened or torn up and placed in the Recycle bins. Do not leave the boxes on the floor

UNWANTED PLANTS

Should be placed in the Green Waste bins in the store room under the A units. Please DO NOT plant in the garden.

RENOVATIONS

Please contact the Managing Agent for information. APPROVAL must be obtained before any work is started, and a monetary bond may be required

COMMON AREA LIGHTING FAULTS

If you notice faults with common area lighting, please contact the strata Secretary. (see Notice Board)

COMMON PROPERTY FAULTS

If you experience a problem within your unit that you think may be an Owners Corporation issue, please contact a Strata Committee member or the Managing Agent (see Notice Board)

HOURS OF WORK

For the peaceful enjoyment of other residents work is only permitted at the following times:

- Between 8am and 5pm weekdays
- ONLY work that does not create noise outside of the unit may be carried out on Saturday between 8am and 11am.
- Absolutely no work may be carried out on SUNDAYS OR PUBLIC HOLIDAYS

STRATA BYLAWS

Owners, tenants, occupiers and the Owners Corporation are bound to comply with the Strata Scheme's Bylaws. Please make sure that you are familiar with the current edition, obtainable from the Strata Managing Agent.

Owners are reminded that their tenants must be provided with a copy of the bylaws and any subsequent changes.

HOUSEHOLD CLEARUP

North Sydney Council provides a household rubbish removal service every two weeks. It must be booked on council's website and goods may be placed on the nature strip on Ada Streeton ONLY on Sunday evening prior to the Monday collection.

eWaste (electronics, printer, TV etc) are NOT ACCEPTED. These items can be taken to council ewaste recycling centre. Details on their website.

MAIL THEFT

Mail theft is not uncommon and can lead to identity theft. You are encouraged to empty your mailbox daily

PETS (Bylaw 5)

Approval must be obtained from the Owners Corporation BEFORE ANY PET is brought on to the parcel. If you want to keep a pet please contact the Strata Managing Agent to make the request.

TRADES WORKING IN YOUR UNIT

When you are having work done in your unit please advise the trades person prior to arriving, that their vehicle must park in the rear carpark off Gerard Lane. All their equipment should be entered via the rear door.

NO heavy vehicles may park in the front visitors parking due to weight limits on the paved driveway. Common areas must be left clean at the end of each day.

NO SMOKING (Bylaw 9)

Casa Vista is a SMOKE FREE building. To avoid "smoke drift" NO SMOKING is permitted on common property or on your balcony

FURTHER INFORMATION

Some additional information is available at casavista.com.au