CERESA
RIVER APARTMENTS

Brief guide to living at Ceresa



Peaceful enjoyment

Residents have a fundamental right to peaceful enjoyment of their home. By-laws and rules have been developed and are enforced to protect that right. However, as with any close community, tolerance of your neighbors is necessary.

Behavior

At all times, in all common areas, without exception:

- Smoking is not allowed in any common areas or on apartment balconies where smoke drift will disturb other residents.
- Loud noise or loud music is not acceptable.
- Dress, language, and demeanor must befit a family environment.
- Guests, and children under 12 years (14 years for pool, spa, gym, sauna), must be accompanied by an adult resident when using Ceresa facilities.
- Residents are fully responsible for the behavior and actions of any person they invite or admit to the complex.

Sounds from your apartment

With 113 apartments all in close proximity, residents need to be considerate of others whilst at the same time being tolerant of minor or one-off situations. Remember:

- Sound transmits readily through the building structure and between the towers; sound inside your apartment that disturbs neighbors is not acceptable.
- After 10 pm no sounds from your apartment should be audible to other residents. Please close your balcony doors and keep nose to a low level.
- Loud building work or hammering etc in your apartment should not be undertaken at weekends or before 8.30am and after 5.00pm weekdays.
- Book another venue for loud, large, or late parties.

Safety and security

With so many people living in close proximity, your actions could place many other people at risk. Please be careful in all you do. At all times:

- **If there is a fire in your apartment, call 000 *immediately***, even before you try to extinguish it.
- Keep smoke alarms in good working order.
- In the event of a fire alarm, leave the building immediately by a fire exit.
- Drive slowly (max. 10 km/h) and carefully everywhere within the complex. Watch for pedestrians, especially children.
- Report suspicious behaviour to the police.

Keys

- All residents should have keys to their apartments and relevant common areas, tower front door and stairwell fire door.
- Owners should send a form to the Strata Manager, and tenants their property manager, to obtain keys. See the Ceresa website.
- Report the loss of keys and electronic swipes promptly.

Keep common areas clean and tidy

The common areas belong to all of us.

- All common areas must be left clean and tidy after use.
- If you spill anything, or create a mess in any common area, you must clean it up thoroughly right away. If it becomes necessary for cleaners to be called, then you may be charged.
- If you use or move any furniture, place it back in its proper position when you leave the area.
- Never leave excess rubbish next to the kitchen bin or piled up just anywhere. Take it to the bin room.
- Any article left or stored without permission in a common area will be removed as lost property and is liable to be discarded if not claimed within 21 days.

Replacing or installing Air conditioners, Flooring or Balcony Blinds

Before replacing or installing air conditioners, flooring or balcony blinds, approval must be obtained from the Strata Council. There are strict requirements for each of these fixtures so ensure all information and documentation is submitted with your application to ensure a quick approval process. All forms can be found at Ceresa website.

Moving furniture and appliances

- You are responsible for any damage to common areas caused by moving items to or from your apartment. Protective lift curtains must be in place if you use the lifts. Contact the Building Manager at least *one working day in advance*, to arrange to have the lift curtains installed.
- Never hold or obstruct the lift doors as this causes the lift to malfunction. Always use the DOOR OPEN <|> button to hold the doors open while loading and unloading the lift. Each tower only has one lift and you will be charged for any associated repairs.

Parking

- You may park your vehicles only in the car bays allocated to the apartment in which you live. Street parking is scarce.
- Large vehicles cannot be parked anywhere at Ceresa overnight.
- The height clearance of the basement parking is 2.1 m.
- Ensure that your vehicle is fully contained within your car bay and does not encroach on other car bays or any common areas and does not obstruct access to emergency exits and equipment.
- You are not allowed to loan or lease your designated parking bays to any person who is not a current resident.
- Your parking bay may only be used to park motor vehicles. You may not use it to store any other items or for any other purpose.
- Visitor parking bays are for the use of visitors. A current, valid permit must be displayed. Terms and Conditions are printed on the permit.
- Vehicles parked in contravention of the rules and by-laws are liable to be clamped without notice. Clamp release fees are refunded.

Balconies

Balconies are highly visible inside the complex, and from outside. Your balcony should reflect the *luxury resort living* image of Ceresa.

- Only outdoor furniture and plants are allowed on your balcony.
- You may not leave or store bikes, boxes, brooms and mops, or any other items on your balcony where they are visible from outside.
- Electric bikes or scooters can be charged on your balcony but must be removed when charging is complete.
- Never throw or drop anything from a balcony or window and be careful to ensure that nothing can be dislodged by the wind.
- Ceresa Conduct by-law prohibits placing washing on the balcony if it is visible from anywhere outside your apartment. Practical solutions include wall or ceiling-mounted retractable racks in the laundry or a portable fold-up rack inside your apartment.
- Nothing may ever be hung over or attached to the balustrade.
- Balconies make excellent collectors and reflectors of sound. Take care not to allow sounds or noise from your balcony disturb other residents and go inside and close the doors after 10 pm.

Garbage and recycling

- Bin rooms for garbage and recycling are located on the ground floor of each tower. Access is from the foyer.
- Place rubbish and recycling correctly in the appropriate bin.
- Make sure that your garbage does not drip when you carry it through common areas.
- Materials for recycling must be taken out of any bag or container before being placed in a yellow-top bin.
- Familiarise yourself with what can and cannot be recycled.
- Flatten or cut up cartons and cardboard boxes.
- Hazardous and toxic waste including paint, oils, solvents, batteries and printer cartridges should not be placed in the Ceresa bins or drains.
- Take e-waste (batteries, computers, phones, electrical goods) to an approved disposal facility.
- If you have an unusually large amount of garbage, household appliances or furniture, do not take it to the bin room or leave it in a common area. Ask the Building Manager for further advice.

Pool and Spa

The pool and spa are licensed by the state Health Department for daytime use only. The permitted hours are from 7am to sunset.

- Use of the pool and spa is at your own risk.
- Children under 14 years must be supervised by an adult resident.
- You are prohibited from adjusting the spa temperature.
- No glass, food, or smoking is permitted within the pool and spa area.
- No animals are allowed in the pool or spa area.

Residents' lounge and games room

Permitted hours: 7am to 10pm every day.

- Observe all rules that pertain to common areas.
- Turn off lights and air-conditioners if you are the last to leave.
- No loud music.
- Nor large or noisy groups.

Wolf Meihack Function Room

The Function Room in West Tower holds up to 40 people but must be booked in advance. A $200 refundable bond is required. Full details are given on the booking form available at Ceresa website.

Sauna

Permitted hours: 7am to 10pm every day.

- Use of the sauna is at your own risk.
- Saunas are not recommended for children.
- The sauna is for *dry use only – no water or liquids* may be poured on the rocks, heater, floor, benches, or walls.
- Do not take food or other substances into the sauna.
- Turn off the sauna heater and lights when you have finished.

Gym

Permitted hours: 5am to 10pm every day.

- Use of gym equipment is at your own risk.
- *Do not use* faulty or damaged equipment. Report it promptly.
- No gym equipment may ever be removed from the gym.
- Replace weights in the rack provided after use.
- Turn off the air conditioning if you are the last to leave.

BBQ, Putting Green and Shaded Relaxation Area

A large gas BBQ is located between Centre and East towers and is available for all residents and their guests. Ther is also has a 4-hole putting green and small relaxation area with sofas and chairs. Putters and balls can be found in the Pool Room. A quoits set is also available for use.

Please be considerate of residents in nearby apartments.

- Permitted hours: 8am to 10pm each day
- No loud music.
- No large or noisy groups.
- The barbecue must be cleaned after use.

Pets

Some types of pets are permitted, subject to written approval, which must be obtained *before* you bring your pet to Ceresa. Full details of what is acceptable or prohibited are given in the application form on the Ceresa website.

Further information and help

For more details and application forms, please visit the Ceresa website

Contact:

All building issues - Building Manager

buildingmanager@ceresa.com.au

Monday – Friday 9am to 1pm: 0488 220 999

(no text messages)

All administrative and financial matters - **Strata Manager**

reception@richardsonstrata.com.au

24/7: 9472 1833

Owner-related issues - Strata Council

council@ceresa.com.au

Let's make Ceresa a great place to live!