

**Hyde Park Towers**  
**SP50530**  
**Summary of By-laws and House Rules**  
**Registered October 2010**

For the safety and comfort of all residents, please note the following summary of by-laws and house rules:

**Behaviour of occupiers and their visitors**

- No noise or behaviour that will interfere with or offend any other occupier is permitted
- Occupiers must be adequately clothed and behave in a manner so as not to cause offence
- Appropriate footwear and clothing must be worn at all times on common property
- Smoking and the consumption of alcohol is not permitted in any common areas
- Throwing rubbish (including cigarette butts) from balconies is strictly prohibited
- The recreation area is not to be used as a substitute bathroom! Any residents not complying with this will be charged appropriately

**Condition and appearance of a lot**

- Your apartment must be kept clean and in good repair at all times
- Nothing must be visible from the outside of the building, which is not in keeping with the rest of the building
- You are not permitted to erect screens or other devices on the balconies
- Laundry is not permitted to be hung on the balconies
- Restrictions apply as to the number of people allowed to occupy a lot. Studio and 1 bedroom apartments are to have no more than 2 occupiers, 2 bedroom apartments no more than 4, and 3 bedroom apartments, no more than 6 occupiers

**Moving in / out and damage to the building**

- Residents may only move in or out of the building between the hours of 9.30am and 3.30m Monday to Saturday and 9am and 4pm on Sundays.
- Bookings must be made with security 24 hours in advance
- Any vehicle above 2metres in height must park in the loading zone in Nithsdale Street and use the rear entrance
- Residents who cause any damage to the lifts or any area of common property will be charged for the repairs
- A fee of \$55 applies when moving in or out of the building (\$100 on Sundays)
- A refundable BOND of \$200 is to be paid by residents to the Security Manager when moving in or out of the building. Bond is refunded within 48 hours if no damage is done or rubbish left on common property.

**Security**

- Residents and visitors must not do anything that may prejudice the security or safety of the building. Please ensure that when entering the building that other people do not follow you in through the Elizabeth Street door, internal foyer door or the car park entrance.
- The Executive Committee has the power to restrict access to various parts of the building for security purposes
- Security cameras are in use in certain parts of the building and video surveillance recordings are made and stored for a period of time

**Garbage**

- No large items are to be placed in the garbage chute. All waste is to be placed in the chute in small, sealed bags and not on the floor of the garbage rooms. Cardboard, newspapers and clean bottles for recycling are to be placed in the appropriate plastic bins provided in each garbage room.
- Residents are not permitted to place large household items such as furniture or appliances in the garbage rooms or common areas. Enquiries will be made if this happens and you will be charged for their removal. Please see building management if you need assistance with the removal of such items.
- No rubbish is to be placed down sinks, toilets or drains that may cause a blockage. Plumbers repair charges will be levied against offenders.

**Motor Vehicles and Parking**

- All residents and visitors must have permission to park a vehicle in the building and may only park in their designated space. Residents who wish to rent or allow another resident to use of their car space must notify the Security Manager in writing of such an arrangement.
- No vehicle may park or stand on common property without the consent of the Building Manager or Security Manager. Security will take whatever action it deems appropriate for any vehicles parked illegally.

**Animals**

- Pets are permitted in Hyde Park Towers (weight limit 12kgs). Residents MUST register their pets with the Building Manager and pet owners are responsible for ensuring pets do not interfere with the peaceful enjoyment of other residents. Pets must be carried on common property

**Building Works & Flooring**

- Approval to undertake all building works including the laying of new floors must be obtained from the Executive Committee prior to the commencement of work. Applications are to be made through the Building Manager.

**Door Maintenance**

- Owners must maintain, repair and replace all locks, peepholes, door closers and other security devices at their own expense and all such repairs must comply with fire safety laws and be approved by the Building Manager. Painting of the front of the door is the responsibility of the Executive Committee.