



PADDINGTON PLACE FACILITIES POLICY

1 INTRODUCTION

This policy sets out rules that are in place to manage the conduct of residents in the facilities (the Facilities) in the Paddington Place Apartment Complex (the Complex), and what residents can do to assist in creating an environment where all residents are given a fair opportunity to enjoy the use of facilities and to minimise disturbance to other residents.

2 BACKGROUND

The Owners of Paddington Place Strata Company (the Strata Company) provides the Facilities for the use by residents and their accompanied guests consisting of a central gated area which houses the following: grassed areas, garden beds; gazebo; pool; spa; sauna; gym; outdoor shower; BBQ and toilet.

The Facilities are provided for the enjoyment of all residents and their accompanied guests. All persons have an obligation to each other to allow for the enjoyment of the Facilities.

The Council of Owners (the CoO) of the Strata Company in developing this policy have endeavoured to consider the rights of all residents and to provide a fair and reasonable framework for the use of the Facilities.

3 HOURS OF OPERATION

3.1 Normal operations

The Facilities are available for use during specific hours and use of the Facilities outside of these hours is not permitted. This is to manage the impact on other residents due the noise that is created by users of the Facilities. The hours of access and access to the Facilities and specific components are as follows:

Area/Item	Day	Hours
*Access to Facilities Compound.	Sunday to Thursday.	07:00 to 21:00
	Friday & Saturday.	07:00 to 23:00
*Gym.	All days.	07:00 to 21:00
Spa, Sauna.	All days.	10:00 to 21:00
BBQ	Sunday to Thursday.	07:00 to 20:30
	Friday & Saturday.	07:00 to 22:30

*Long term residents may be given different access hours to the Facilities for gym use by application and approval of the CoO. Such approval may be revoked at any time at the discretion of the CoO.

3.2 Special circumstances

Please note that individual parts (i.e. the Spa, pool, gym or sauna) or the whole of Facilities may be closed for access for a range of reasons such as maintenance, government direction, hazardous circumstances etc. In the event that this occurs the hours as noted above do not apply and the Facilities (or the relevant individual areas) are not to be accessed or utilised in any way by residents or their accompanied guests.



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4 CODE OF CONDUCT GENERAL

4.1.1 General behaviour

No person shall whilst in the Facilities conduct themselves in such a way as to cause disturbance to others in the Facilities. Specific behaviour that is prohibited includes:

- running, rough-play, unruly behaviour, yelling or shouting, pushing or grabbing;
- swearing or abusing any person so as to cause offence;
- climbing on or over fences, gates, rocks, tables, gazebo rails or any structures; and
- causing gates to the Facilities area to remain open (i.e. propping or wedging gates open).

4.1.2 Guests

- a) Any guests of residents brought into the Facilities are always to be accompanied by a resident. This policy applies to all guests and the resident is responsible for making their guests aware of all the requirements of this policy and is responsible and liable for the actions of their guests as if that guest was a resident.
- b) Residents are not to make the pedestrian gate access code known to non-residents and in the event that they do the resident shall be responsible and liable for any and all actions of their guests at any future time, whether they enter the Complex subsequently with or without the resident's knowledge or permission.
- c) Residents are limited to a maximum of 10 persons per apartment (inclusive of residents and guests) utilising the Facilities at any one time unless prior permission is obtained by application to the CoO.

4.1.3 Personal Items, Rubbish and Breakages

All personal items brought into the Facilities shall be removed from the Facilities. Each person shall be responsible for removing from the Facilities any items they have brought into the Facilities including packaging, rubbish, waste etc.

Each person is responsible for clearing up any mess/debris caused by breakages, spills and appropriately disposing of any such debris and cleaning up any resultant mess.

4.1.4 Children

- a) Children under the age of 18 must always be supervised by a competent person over 18 years or older whilst in the Facilities.
- b) Children under the age of 10 using the pool, spa, sauna or gym must always be directly supervised by a competent person 18 years of age or older. This means always maintaining visual surveillance of the child and ensuring that they are safe and adhering to the requirements of this policy.
- c) Where a child is using the pool or spa the supervising person must be ready and able to enter the pool and/or spa at all times and in doing so not be in breach of this policy (i.e. they must be compliant with the requirements of 4.2 of this policy).
- d) Children under the age of 5 must always be within reach of the person supervising them.

4.1.5 Animals

No animals are permitted to be brought into or kept in the Facilities, except for guide dogs, however these must not enter the pool or the spa at any time.



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4.1.6 Noise/stereos/music

- a) Small personal, battery powered, stereo systems only are permitted.
- b) All noise including stereos, music, talking etc. is to be limited in volume so as to not disturb any resident or a visitor of a resident (being reasonable) either in the Facilities or in the Complex.
- c) The default position is that if any resident advises that they or a visitor of theirs are being disturbed the cause of the noise shall cease.

4.1.7 Smoking

- a) Smoking is permitted within the Facilities however it is expressly prohibited inside of, and within 1m of the outside perimeter of, the pool, sauna, gym and spa areas.
- b) All cigarette butts are to be removed from the Facilities and disposed of appropriately.

4.1.8 Glass

- a) Where practicable use of glass of all types is always to be minimised whilst using the Facilities and all persons are to use plastic or paper containers for all purposes.
- b) All glass is expressly prohibited inside of, and within 1m of, the outside perimeter of the pool, sauna, gym and spa always.

4.1.9 Notification of Associated Unit

If requested by a resident or the accompanied guest of a resident, a person shall advise the Unit number which they are associated with (they may be either a resident or a guest of a resident of that Unit). If they refuse to do so they may be asked and required to leave the Complex.

4.2 Pool & Spa

- a) A person shall not enter the pool or spa if they:
 - i) are suffering from any skin problem, illness or disease that is contagious;
 - ii) have had diarrhoea or had gastroenteritis within 14 days;
 - iii) have any bleeding or oozing;
 - iv) are in an unclean condition or wearing unclean clothes;
 - v) are under the influence of alcohol and/or drugs.
- b) Immuno-suppressed people should not use the pool or spa.
- c) Children should use the toilet before entering the pool or spa.
- d) Diving and "dive bombing are prohibited at all times.
- e) Soap, detergent or other similar substances are not to be put in the pool or spa and any person entering the pool or spa must ensure that they have rinsed off any soap or detergent prior to entry.
- f) Babies, children and persons suffering incontinence and who ordinarily wear nappies must wear an aqua-nappy when in the pool or spa.
- g) Surfboards, boogie boards or similar, are not allowed in the pool or spa.
- h) All floating toys and objects are to be removed from the pool or spa after use.



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4.3 Toilet & Shower

- a) Before entering the toilet, all persons are to be dry and are to leave the toilet in a clean and presentable condition.
- b) Any items brought into the toilet or shower area (i.e. towels, sunscreen, shampoo, soap etc.) are to be removed on completion of use of the shower or toilet.

4.4 BBQ

The BBQ is to be cleaned immediately after use and is not to be used for an unreasonably long time so as to restrict the use by other residents.

4.5 Gym

- a) Free weights are to be put back into stands after use.
- b) All gym users to have a towel and are to wipe down equipment after use.
- c) Equipment is to be used in such a way that it will not cause damage to the equipment or the surfaces of the gym (i.e. dropping free weights on the ground or allowing the weights on the multi-gym to free fall).
- d) Personal earbud/headphones only are to be used, speaker systems that can be heard by other users are not to be used.
- e) All persons whilst utilising the Gym facilities shall wear appropriate clothing consisting of, as a minimum, shorts; shoes, t-shirt/exercise top and enclosed footwear.

5 LIABILITY

Each person using the Facilities does so at their own risk and liability. By using the Facilities each person is responsible for ensuring that they have the appropriate training, skill and ability to use the equipment or undertake the activities that they are.

There is no access to life savers, first aiders, first aid equipment or similar provided by the Strata Company.

6 BREACH OF POLICY

Any resident who breaches this policy may, at the discretion of the CoO, have the access rights of their Unit revoked or restricted for a period of time as determined by the CoO.

In the event that access is revoked the Unit shall be issued with a breach, notification that their access has been revoked, the period for which their access has been revoked, and the basis on which the determination to revoke or restrict access is based.