

Information For New Tenants – Brompton Site

Welcome to the Brompton site, we hope you will enjoy living in our community.

Courtyard & Environment

There are three gates to the common courtyard on Taylor, Pickering and First Streets. Please keep these closed at all times if possible. We don't encourage door-to-door salesmen and you may politely request them to leave the common property if you wish. Also try not to slam the gates as you enter and exit to keep disturbance to other tenants minimal.

On the subject of noise, most of the properties on site are not particularly well insulated from the neighbours so you will need to be cautious not to disturb other residents if you are going to be loud. Local councils set 10pm as a reasonable cut-off time for loud music, hammering, drills etc. Parties, band practice and general noise-making can be negotiated with neighbours - preferably ahead of time. It is reasonable to request your neighbour to turn down the volume if you are working/studying etc.

There are three water tanks in the courtyard for storing rainwater. The large double tank under the clothesline deck is mainly used for supply to the laundry and the two others have tap outlets by the lawn. Owing to the proximity of major roads, a stonemasons and concrete works it is not advisable to use the water for drinking.

Each property has solar electric power, installed in late 2013. The black box on the wall of each property is the inverter which converts solar generated DC to AC current for use in the home. Please check the box periodically to ensure it is still operating during daylight hours. If you want to check usage/input at the meter, all property meters are located in a common box in the courtyard on the eastern laundry wall and the buttons on them cycle through the readings.

Garden Spaces & Common Garden

Each property has a private garden at back which you are expected to maintain. You may plant anything you like in this space, but do have a mind for the property and the neighbours if you are thinking of planting invasive trees or vines.

You are also expected to garden and maintain the parts of the common garden in front of your property. You may negotiate with the neighbours about garden space and division of labour.

The lawn is watered and cut periodically, the water tanks cleared of debris and the paths are swept and kept clean - not by elves but by your fellow members! If you want to do your bit find out how by asking your neighbours.

Every now and again there will be a working bee to clean gutters, cut back foliage and generally tidy up the place, which will be organised by the maintenance committee. You are expected to attend and help, or if you cannot then do some of the work required at another time.

Garage

All units except 2D Pickering Street, which has its own space next to the property, share access to the common garage. Entry for cars is via the remote controlled doors and there is a locked gate for access from the common garden at the back. **Please ensure the remote controlled doors are kept closed at all times** after entry and exit (unless you are spending time in the shed). As you drive away, make especially sure the door is closing when you press the remote.

Most remotes will be of the four button variety, only button one is used. It can be very easy to run a remote battery down by continual pressure on the button if you store it in a bag or cramped space, so they may be best kept in a secure place in your car. Strong sunlight will also damage them, so don't leave them on the dash. To replace a lost or damaged remote is approximately \$90.

The rear locked gate of the shed is accessible by key. Please ensure this is left double locked at all times.

Each parking space has enough room for storage of personal items. Be aware that the security of this space is not good (especially when the door is left open accidentally), and we would advise that you keep your cars locked at all times in this area and only store stuff here that you could afford to lose (or use a lockable cupboard).

Laundry

There are two washing machines in the laundry, both of which require \$1 coins to operate. The front loader machine is \$2 and the top loader \$1. There are numerous common clothes lines to hang your washing out on the deck, and one below it.

You may leave clothes pegs and detergents etc in the laundry, but there is no guarantee that somebody else won't use them. If you plan to keep your own detergent/pegs to yourself please mark this clearly on the container. There are usually plenty of pegs for common use.

Please try to leave the laundry **cleaner and tidier** than when you found it each time you use it as there is no official cleaner, only the site residents. Christine is the current laundry monitor for the site, please notify her of any problems with the laundry.

Rubbish

Rubbish day is Thursday, so the bins need to be put out on Wednesday night to be sure of pickup. The blue bins are for general rubbish and go out every week. The yellow bins are for recycling and go out every second week. The green bins are for gardening waste and go out every alternate week to recycling. The council periodically send out calendars for this, you can also check on the website or alternatively just try to guess based on what the neighbours are doing.

Taylor St properties 1-5 generally use the bins in the Taylor St parking bay, whilst the Pickering St properties generally use the bins in the Pickering St parking bay. All tenants are free to use any of these bins. Please remember that **if you use the bins it is your obligation to put the bins out** on bin night or make sure someone else has done so! There is nothing worse than stinking refuse bins sitting around the main entryways to our beautiful garden area. And of course the bins will need to be brought in on Thursday afternoon/evening.

Maintenance

Maintenance on each property is organised by the maintenance committee, so if you have any issues with your property, please consult the committee co-ordinator. If you wish to make any changes such as painting or structural changes please consult the committee before undertaking them.

Small maintenance items (eg: cleaning windows, clearing gutters, oiling squeaking doors) may be done by the tenants. If you have difficulty with any of these tasks please don't be afraid to ask your neighbours or make a request of the maintenance committee.

Once every year the external wooden window frames and doors need to be sealed with a protective oil to keep them in good condition and this is expected to be done by the individual tenants (you will be notified of this when it happens).

Guests

Guests are welcome on site. You are responsible for them and their behaviour. If you have a guest to stay for a period of time longer than one or two nights, you are advised to inform your neighbours so that they will expect that person to be around the property/common area.

If your guest is staying for a week or a longer period then you should inform all members on site and introduce them to your guests when convenient/possible.

If you wish for your guest to stay longer than 12 weeks then this will need approval from the management committee (GM) and will affect your rent calculations. Bylaw 5A covers the rules for visitors staying with you for longer periods.

Pets

If you wish to keep an animal on site please refer to the pets bylaw:

BY-LAW 13: PETS

13.1 Members wishing to maintain pet mammals in cluster housing environments are required to obtain consent with all

member residents at the site.

13.2 In principle all pets are to be desexed.

13.3 Acknowledge that in principle that we do not want an over abundance of pets.

13.4 Pets are clearly the responsibility of the owners including:- feeding, caring, waste removal, safety and noise.