



STRATA ANGELS

PEACE OF MIND

STRATA ANGELS

PS 621343F OC1 & OC2  
Pinnacle, 632-640 Doncaster Road, Doncaster, VIC 3108

## KEY SUMMARISED RULES

**Following are the key summarised rules from existing Registered OC Rules**

### **An Owner or Occupier and their Guests MUST NOT:**

- a) allow a vehicle to be parked on the Common Property or left in any place other than in their own parking space;
- b) use or permit to be used any part of the Common Property or a Car Space or any parking space to wash, clean or repair any vehicle;
- c) allow a bicycle to be stored anywhere (including in a lot) other than in the areas of the Common Property fitted with bicycle racks and designated by the Owners Corporation that purpose;
- d) obstruct any fire appliance or fire appliance cupboard, stairway, landing or lift lobby or permit them to be obstructed;
- e) leave any rubbish or other materials on the Common Property;
- f) dispose or permit disposal of cigarette butts, cigarette ash or any other materials on or over any balconies or terraces forming part of any lot.
- g) allow the external appearance of any balcony or terrace area which forms part of any Lot to be unkempt or unsightly;
- h) make or allow noise or behaviour which may interfere with the quiet enjoyment of other residents;
- i) do anything which may invalidate, suspend or increase Owners Corporation insurance premiums, including installation of deadlocks or peep holes that breach the fire regulations.

### **An Owner:**

- a) **May** lease a Lot but only by a written lease or tenancy agreement and if it complies with the provisions of the Residential Tenancies Act 1997 (Vic);
- b) **Must not** lease, sub-lease, license, rent or hire or otherwise deal with a lot or permit a lot to be leased, sub-leased, licensed, rented, hired or otherwise dealt with, for any period less than thirty calendar days;
- c) **Must** promptly replace any broken or cracked glass in a Lot.