

INFORMATION & UPDATES FOR RESIDENTS issued 30 April 2020

COVID-19 UPDATE

A HUGE THANKS to all residents for the incredible way everyone cooperated with the new health and safety rules especially social distancing. It was easy to get used to and no one cared having to wait for the next lift either. Friendly smiles and more greetings seemed to be the way we handled the isolation and as we gradually emerge, let's not forget the many older residents who may still need help or be timid about meeting people or coming outside.

BEWARE THIEVES!

Sad to say but there are a few dubious characters around who think that your stuff is theirs and they've not learned that "THOU SHALT NOT STEAL". Please LOCK YOUR CARS and remove swipe fobs and remote controls, LOCK BIKES use a D Loop lock (chains are useless). If you have a cage use a high-quality padlock on the gate and avoid leaving valuable electronic equipment in cages as these items attract thieves. Set up your cage with heavy shelves or sheets on the visible side against the wire fence so thieves find it hard to cut and push out of the way. Cover valuables like bikes and TVs so they can't be seen. Check your household insurance cover includes goods stored in the cage as some policies may not cover these items unless specifically listed.

BUILDING SECURITY

Residents should be vigilant about making sure the heavy glass entry doors close securely behind them when entering or leaving. Be on the lookout for suspicious activity in car parks and around the entrances. Do not get involved in arguments with strangers or risk your personal safety. PLEASE DON'T TAILGATE CARS INTO CARPARKS - STOP & WAIT. PLEASE DON'T LET ANYONE INTO THE BUILDING NO MATTER HOW SAD A FACE THEY MAKE or even if they're carrying food trays. If you see people acting suspiciously call the police 131444 and report the issue no matter how trivial. Place a post on Facebook page also and report to Building management.

ROOF TOP REOPENED

Relaxed Govt restrictions on group meetings allow the rooftop lounge to re-open for **bookings by residents ONLY**. RESIDENTS mean that persons who are not resident in the complex may not enter the rooftop. This is for the health and safety of all residents particularly for senior residents.

Bookings can be made for a maximum of 10 residents for any period up to 3 hours from noon to 9pm. Bookings are NOT required for a couple or family group of up to 4 or 5 from the same apartment however the max number of people must not exceed 10. Booked events take priority. To book, use the online form on this web page: <https://www.bellcourt.com.au/contact/>

Note the name & apartment number of all residents in the group will be required. Please comply with social distancing measures and remove your rubbish from the area and food from fridge.

PARKING BAYS

Every parking bay in the B1 & B2 Parking areas has an owner so please do not assume that an empty bay means you can park in it. Please park only in your allocated bay and do not use other bays without approval of the bay owner. NOTE: if you have a spare bay you can lease it but **ONLY TO ANOTHER RESIDENT**. This does not require approval by strata if the lessee is a resident here.

RESERVE - GRANDSTAND APARTMENTS @ CLAREMONT on the PARK

VISITOR PARKING

Genuine visitors to residents are invited to use the visitor parking bays. Residents should not use these bays for overflow or permanent parking as this is contrary to strata bylaws and planning approval. CCTV monitors and records vehicle movements. Please **DO NOT** park in the 2 bays allocated for Electric Cars – we do not want you to be shocked. (if your apartment is rented please be sure that your managing agent knows these parking rules to avoid tenants being misled into thinking that they can use visitor bays for overflow parking.) thank you for complying with these rules.

SMOKING & CIGARETTE BUTTS

You can smoke inside your apartment or 20 metres away from the building and common property but **NOT** on walkways, footpaths or the oval. Please **do not smoke on balconies** and please don't throw butts off balconies – it's not nice for people on lower levels to find your butts. Thanks for your cooperation.

MOVING IN OR MOVING OUT?

Residents must book your move date via Bellcourt Strata 9382 7700 so that the lift curtains can be installed to prevent damage to the lift car. Please **do not to force or hold lift doors open**. We can give you a key to lock open the lift door to avoid damage. (if your apartment is rented please be sure that your managing agent knows about this important requirement)

NOISE

When the party is heaving and somehow the music just gets louder, so we talk louder and then there's a bang on the door from neighbours asking you to **TURN THE MUSIC DOWN!** One of the downsides of community living is noise and your music tastes may not be the same as your neighbours. If you're planning a party let the neighbours know with a note under their door (or invite them?!) and maybe a notice in the lift and mailroom so they're warned. This doesn't mean you can crank out 100db till 2 in the morning, in fact noise restrictions kick in at 11pm and midnight means "GOODNIGHT GUESTS". And remember to ask guests to be quiet on the balcony which are like amphitheatres. Ask your guests to be quiet on the way out and take care not to leave anything in the lift (you know what we mean!) Have a great party just remember the rules please.

FACEBOOK

The Facebook Group "Claremont Oval Apartments – Social Club" is a privately managed FB account and not associated with the Owners of Grandstand-Reserve Apartments (Strata). All residents are welcome to join this Group.

KEYS, REMOTES & FOBS

If you have lost any keys, remotes or fobs that provide access to the building, can you please let Bellcourt know immediately so we can deactivate the device. This also goes for devices that may have been stolen. Deactivating the device will help prevent any further break-ins and will ensure the security of the building is not compromised. If you happen to accidentally lock yourself out of your apartment, please contact a Locksmith as Bellcourt do not hold a master key to your front door.

Any queries please contact Shannon Halton or Mike Mitchell from Bellcourt on 9382 7700.

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