

Fairwater Community

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INFORMATION BOOKLET



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**WELCOME TO FAIRWATER
COMMUNITY**

The Executive Committee and residents of the Fairwater Community in Breakfast Point extend a warm welcome to new owners and residents of our community. We hope that all newcomers will enjoy the environment and facilities here in Breakfast Point.

So that you can become acquainted with how the community operates, the available facilities and the rules and standards that apply in Fairwater Community, we have provided this 'Information Booklet' to assist you to enjoy community life.

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**FAIRWATER COMMUNITY
STRUCTURE**

The Breakfast Point residential development is part of the city of Canada Bay. The site was formerly owned by the Australian Gaslight Company (AGL) prior to the commencement of the residential development in 2000.

The total area of the Breakfast Point development is 51 hectares. Breakfast Point has been developed under the Community Land Development and Management Acts, which among many other things require owners to pay all costs associated with the operation of development in the way that local Councils normally do. This means that owners pay for the maintenance of roads, street lighting, garden maintenance, and operation of all community facilities within the boundaries of Breakfast Point. (See Fairwater responsibilities later). With this responsibility comes the accountability to manage the estate within approved guidelines as laid down in the Community Management Statement, Architectural Standards (as referred to later in this booklet), and the *Community Land Management Act 1992*. The local Council has few responsibilities for the suburb although owners contribute rates to Council.

Fairwater Community is one of four independent communities, which make up Breakfast Point. Our 'Fairwater' community comprises fifteen different resident buildings, the Strata Buildings (24 apartments), twelve Town Houses and the two residences facing Admiralty Drive, adjacent to Fairwater Drive

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Our community property consists of the pool area, community room, all roads, pathways and street lighting within our boundary, and gardens.

The funding for the maintenance of community property and the general upkeep of the community area comes from quarterly levies made to each household owner in the community. The administration of these funds is undertaken by an elected Executive Committee made up of lot owners of Fairwater Community. This executive body oversees the smooth running of the community's affairs within the parameters of the Fairwater Community Management Statement and *Community Land Management Act 1992* as well as it considers requests for changes to buildings and gardens within the scope of the Fairwater Architectural and Landscape Standards. Approvals granted by Executive Committee are conditional upon applicable Council and regulatory approvals where required. The Committee meets regularly in the Community Room. Minutes and agenda for the meetings are posted on the Notice Board at the Community Room. All are invited and welcome to attend. The Community has appointed a Management Company to assist it in the management of the Estate. The contact details of the current Executive Committee and our Community Management Company is on page 20.

Fairwater Apartments have a separate Executive Committee, which manages those buildings and strata common areas. All residents of Fairwater Apartments should refer any matters relating to the apartments to the Strata Executive Committee, and not to members of the Community Executive Committee.

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There must always be a representative of the Strata Body on the Fairwater Executive Community Committee. (Separate details of Strata guidelines and regulations commence on page 13 for owners and residents).

Useful publications/sites

To assist new residents in strata and community living schemes, there are publications available free of charge from the office of Fair Trading, 1 Fitzwilliam Street Parramatta Telephone 9895 0111.

There is also a publication titled *Living in a Community Scheme*, which can be downloaded from the Department of Fair Trading
www.fairtrading.nsw.gov.au/pdfs/corporate/publications/dft191.pdf
(published in several languages) or obtained by calling 133220.

Copies of the Community Management statement and Architectural and Landscape Standards are available from the Community Manager (Change Strata Management).

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**GUIDELINES FOR THE USE OF
FACILITIES**

Swimming Pool

The Fairwater community swimming pool is available for the *exclusive* use of Fairwater residents and their guests. All Fairwater residences are issued with keys to the swimming pool gates and access is available each day between **6am** to **9pm**. The pool is heated in the shoulder swimming seasons. Pool rules are posted within the pool area and are to be observed for the enjoyment and safety of residents.

Please note that all children under the age of 12 years must be accompanied in the pool area by a responsible adult at all times.

Community Room

The community room in the swimming pool complex is also only available to Fairwater residents and their guests. The room, which contains tables and chairs as well as sink and power facilities can be used for general access as an adjunct to pool use as well as for special purpose functions such as birthdays or similar family gatherings.

While the pool and BBQ cannot be booked, pre-booking of the room only can be made for a period of up to four (4) hours by contacting the Association secretary. Guidelines governing the use and booking arrangements can be obtained from the secretary. There are some regular commitments in the

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community room, those being executive committee meetings of Fairwater, Fairwater Strata and Mimosa who hold meetings.

In addition to the booking guidelines those who use the room need to apply commonsense and courtesy in that the timing of the gatherings should not extend beyond **9.30pm** weeknights and **10.30pm** Saturday, noise levels should be acceptable and the room and surrounds must be left clean and tidy and any rubbish removed from the room. Note that all furniture must remain within the confines of the Community Room and adjacent pool area at all times. It is not to be removed for personal use outside of these facilities.

BBQ

A community BBQ is situated inside the pool gate and is available for the use of Fairwater residents and their guests. Guidelines apply to the use of this facility, which are posted on the side of the BBQ. These issues include the careful use of the control knobs, cleaning and properly turning off after use. Any problems with the functioning of the BBQ should be reported to a member of the committee.

Visitor Parking

A total of five visitor parking spaces for the *exclusive* use of Fairwater *visitors* are located in two positions behind the apartments in Fairwater Close. Residents are encouraged to make these available to visitors to the apartments. Adequate space is available in Breakfast Point Boulevard and Fairwater Drive for other parking.

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COMMUNITY STANDARDS

The communities of Breakfast Point have in place legislated standards, which establish rules of operation and continuity of architectural and landscape style. Care has been taken to implement a set of standards so that the community appearance and ‘atmosphere’ be maintained. The rules that apply to the external appearance of all lots and requirements for any additions and modifications required by owners are contained in the *Community Management Statement* and *Architectural and Landscape Standards*, which have been established by our Community. A copy of these standards is available from Change Strata Management. There are however some general standards, which need to be highlighted as follows:

- There should be no laundry, bedding or other articles on any terrace, balcony or window ledge that is visible from outside the building unless such an area is dedicated area for the hanging of washing.
- Any animals are to be kept inside lot areas and can only be let outside under a leash in the company of their owner. Owners must clean all areas soiled by the animal.
- Animals are not allowed in the pool area, and community room.
- Animals must not cause any disturbance or inconvenience to neighbours for occurrences such as barking.
- All window coverings, blinds and curtains that are visible from outside the building must be white or off white.
- Fairwater Close is a “No Parking Area”. No cars are permitted to be parked in Fairwater Close.

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- Air conditioning units in apartments must be installed in basement garages.
- Any damage to communal property must be paid for by the person responsible for the damage.
- Residents should keep old furniture or any other such material until there is a six monthly council cleanup or dispose of it at the tip (Homebush Bay) as you would outside a community development.
- Consideration should be given to neighbours and the community with respect to noise levels, particularly after 11 pm.

SOCIAL ACTIVITIES

Breakfast Point has an active Social Committee which has been very successful in organising activities which have created a sense of fun and ‘community’ in our suburb. One regular activity is ‘Friday Night Drinks’ which is an informal gathering of residents in our community room where BYO drinks, nibbles and lively conversation takes place between 6pm and 9pm each Friday. All are welcome to this gathering. Regulars include residents from all over Breakfast Point. It is a great opportunity to meet new people and get more familiar with what’s happening in our area.

Information regarding the Social Committee and their activities can be obtained by visiting the website www.breakfastpoint.nsw.au or by simply keep an eye on our community notice board.

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Social and health activities are continuing to develop in our community such as yoga classes and a social tennis group. These will no doubt continue to expand as the Breakfast Point Community expands and the Country Club expands operations. A point to note is that owners and residents of Fairwater are not automatic members of the Country Club. Owners will be invited to 'join' the Club at a fee. Tenants need to contact their leasing agent for further information regarding membership.

REPAIRS and MAINTENANCE

Contracts are in place for the regular maintenance of:

Garden maintenance	Community Room cleaning
Pool cleaning	Fire equipment

Should you have any matters you wish to raise in regard to these contracts or for any other area of the community assets eg roads, lighting, community buildings, etc security or safety please contact one of the following Executive members:

Dan Lewinton 0408 554 007
Rod Breeze 8765 1589

Please do not leave a message. If you are unable to contact one name contact another on the list. If possible please contact them in reasonable hours unless there is an emergency.

The Community Agent should only be contacted if you are unable to contact one of the Committee. The Community Agents are: **Change Strata Management - 8203 3111**

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**GUIDELINES FOR APARTMENT
OWNERS AND RESIDENTS**



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Fairwater Apartments are part of the Fairwater Community, and the following information will provide a broader understanding of the community structure.

Breakfast Point in general, and Fairwater Community in particular, is a close knit and friendly group of people who appreciate living in a quiet oasis of beautiful gardens, parks and waterside walks, and in an environment where we all have consideration for each other.

This section has been included to assist apartment residents and owners to understand the responsibilities of residency, and to feel comfortable living in this unique environment.

Useful publications/sites

To assist new residents in strata living schemes, there are publications available free of charge from the office of Fair Trading, 1 Fitzwilliam Street Parramatta Telephone 9895 0111.

There is also a publication titled *Strata Living* which can be downloaded from the Department of Fair Trading website <http://www.fairtrading.nsw.gov.au/pdfs/corporate/publications/dft045.pdf> (published in several languages) or obtained by calling 133220.

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Your Apartment

- Consideration should be given to neighbours and the community with respect to noise levels, particularly after 11 pm.
- There is to be no laundry, bedding or other articles on any terrace, balcony or any other area that is visible from outside the building.
- Children must be accompanied when in any common areas. Their play must not interfere with the peaceful enjoyment of others.

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- Air conditioning units are to be installed in garages only and not on balconies or in courtyards.
- All blinds or curtains that are visible from outside of the building must be white or off white.
- Your balcony is for outdoor living and should have furniture that is appropriate. It must not be used to store satellite dishes, bikes or exercise machines etc.

Communal Areas

If you are moving in or out or are having furniture delivered you must ensure that there is no damage to communal property in hallways, staircases or garages. Any damage left as a result of moving items will be billed to the owner of that apartment.

Garages and Garbage Room

You will appreciate that twenty-four families are using the garages and garbage room and that the risk of bad odours, cockroaches or vermin is very real. Please note the following points:-

- All rubbish must be placed within the appropriate bins as either rubbish or recycle material. If plastic bags or garbage are placed in either the yellow recycle or green garden waste bins, or any material other than plant waste in the green bin, these bins will not be emptied.

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- There must be no material of any sort left inside the garbage room that does not fit into an appropriate bin provided.
- All boxes must be broken up and placed in recycling bins or disposed of off site. They must not be left on the floor of the garbage room. In such cases those responsible will be charged with the cost of private removal.
- Please keep old furniture or any other such material until there is a six monthly council clean up, or dispose of it at the local tip.
- Garages are for minimal storage only and are kept in a clean and tidy condition.

Parking

- You should park your cars in your own two underground parking bays.
- Your visitors must park in the visitors parking in Fairwater Close adjacent to the community room.
- If parking is full please advise your visitors to park in the public streets such as Breakfast Point Boulevard or Fairwater Drive. Parking in Fairwater Close in front of the building is prohibited and may be subject to council infringement notices being issued.
- If you own more than two vehicles, any additional vehicle must be parked on public streets and not in the visitor parking spaces.

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- Cars must not be parked in Fairwater Close behind the townhouses or in any area marked “No Standing”. No parking is permitted on grassed areas.

Car Washing

- The car washing bay for Fairwater Apartments is located in the garage in building A and is for the use of all residents in accordance with current water use regulations.

Pets

- No pets are allowed to be kept unless prior approval has been sought and given by the Executive Committee of the Strata.
- Any animals are to be kept inside lot areas and can only be let outside under a leash in the company of their owner. Owners must clean all areas soiled by the animal.
- Animals are not allowed in the pool area, and community room.
- Animals must not cause any inconvenience to neighbours, for example, barking.

Fire

- In the case of an emergency the fire sirens within the building will sound. These are internal alarms only and are not connected to the fire station.
- You will need to dial 000. Your nearest cross streets are Bishop and Breakfast Point Boulevard.

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- When the siren sounds you should immediately leave the building via your nearest exit.
- For safety it is suggested that you assemble opposite the letterboxes in Fairwater Drive.
- You should not re-enter the building for any purpose until the all clear signal is given by emergency services.
- Please remember that you are responsible for maintaining your own smoke detectors. These must not be disconnected from the mains power and they should have new batteries fitted regularly (perhaps when you change your clocks for daylight saving).
- Smoking is prohibited in all common areas. This includes front porches and foyers, stairs, garages and garbage rooms.

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Repairs

- Repairs to the interiors of individual properties are the responsibility of the owner of that property.
- Fairwater Strata and Community do not have a resident estate manager. The members of the Executive Committee who are residents in the complex ensure that regular maintenance of community facilities takes place in order to protect our assets.
- When repairs are required to **common property** adjacent to your apartment the members of the Executive Committee who are residents in the complex will inspect the problem and take appropriate action.
- Requests for repairs to the apartment's common areas should be directed to the Strata Representative or nominated contact person.

Do not leave a message but ensure that you speak directly to the nominated contact person.

Please understand that Executive Committee members are residents and are entitled to enjoy a private life. If possible please contact them in reasonable hours unless there is an emergency.

The managing agents should only be called if you cannot contact you Executive Committee members or nominated contact person.