Welcome to Scenic Point

This letter provides an overview of the building and community expectations to help ensure a comfortable and respectful living environment for all residents.

Use of Lots

Scenic Point is classified as a residential building. Lots and common property must not be used for any business or commercial activity. All use must remain consistent with residential purposes only.

Tenants and Occupancy

Only persons listed on the tenancy agreement are permitted to reside in a lot. Occupancy by any additional persons is not permitted without appropriate approval.

Keys and Access

Residents must hold a security key for access to the building, including entry doors, garage doors, side gate and lift access from basement levels. Security keys must not be copied.

Requests for additional keys must be made through the Body Corporate Manager and are subject to a refundable bond of $100. All keys must be returned upon vacating the premises.

Building Security

All residents share responsibility for maintaining building security. The following requirements apply:

- Do not grant access to unknown persons.
- Ensure all doors and garage entrances close securely after use.
- Do not prop open any doors, including emergency exits or the main entry.
- Fire stairs and fire doors are designed for emergency use and should not be used as regular access points.
- Please consider the peace & quiet for your neighbours by preventing doors from slamming shut

Common Property and Behaviour

Residents and their invitees must not obstruct or damage common property and must use it in a respectful manner. Behaviour must not interfere with the peaceful enjoyment of other residents.

Noise

Residents must ensure that noise from their lot or activities does not unreasonably interfere with others. This includes noise from music, parties, and general day-to-day activities.

Fire Safety

Fire safety systems and equipment must not be interfered with. Fire doors must remain closed and unobstructed at all times. Residents must comply with all fire safety directions and evacuation procedures. Residents should also be aware that building corridors are generally part of the fire exit pathways in the building. Corridors should not be used to place or store items that may affect access to the fire stairs.

Scenic Point Apartments

CTS 12031

Waste

Bulk bins for general and recycled waste are provided on the P2 car park level for resident use. These are collected weekly by Brisbane City Council. Should you notice the bin overflowing, please contact the council on 3403 8888 to report it. Please ensure all general waste is wrapped and bin lids are closed. Note that these bins are not to be used for the disposal of furniture items or contractor trade waste. BCC has a kerbside collection every year for large appliances and furniture items. Kerbside Collection dates are available on the BCC website here: https://www.brisbane.qld.gov.au/bins-waste-and-recycling/kerbside-collection

Composting

Scenic Point has a composting bin for food scraps and organic waste located in the front garden near the south-west corner of the building. Residents are welcome to use this bin however please follow the composting guidelines to ensure only compostable waste is added.

Vehicles and Parking

Vehicles must only be parked in designated areas. Parking on common property without approval is not permitted. The Body Corporate reserves the right to remove unauthorised vehicles at the owner's expense. Please ask all visitors to adhere to the parking instruction signage. For secure parking on levels P1 & P2, residents may only park in their designated space. Resident car spaces are required to be kept in a clean and tidy condition at all times so as to prevent fire and vermin hazards. No goods are to be stored outside resident spaces without body corporate permission.

Pets

Pets are only permitted with Body Corporate approval and must comply with all conditions imposed under the by-laws, including supervision, cleanliness, and control on common property.

Renovations and Alterations

Any renovation or alteration to a lot that affects common property or building structure requires prior written approval from the Body Corporate. Applications must include full details of the proposed works.

General Responsibilities

Residents are responsible for ensuring their guests, tenants, and contractors comply with all by-laws and building rules. Any damage to common property may be recoverable from the responsible party.

Contact and Communication

For all enquiries, approvals, or issues relating to the building, please contact either:

- Eagle Body Corporate Management Tel. 3517 1900, Email reception@eaglebodycorporate.com.au
- Scenic Point Committee: scenicpointtoowong@gmail.com

For general information and communication, visit the Scenic Point website: www.scenicpoint.com.au

For day-to-day connection with our resident community, consider joining the Scenic Point WhatsApp group. Details are available on the website.

> *Please retain this document within your lot for the benefit of current and future residents.*