

# WELCOME TO Beauty Point

Est. 1974

## A quick HOW TO guide for NEW OWNERS and TENANTS.

If you're new to BEAUTY POINT, here's some things we think you should know.

It's beautiful here, and we hope your stay here, be it short or long, is a great one, and you love it as much as we do. This is an iconic landmark building built in 1974. Things were done differently back then, and although she's solid as a rock and looks fabulous for her age, we have to work together as a community (it takes a village) to ensure BEAUTY POINT stays beautiful well into her 50's and beyond.

We've identified a few things that are important to know before you move (in or out), and certainly before you get started on that renovation, so if you haven't got time to read through the entire by-laws, this is a very good place to start. Hopefully we can save you some time, money and headaches with this document. It's intended to be helpful.

At the end of this document, you'll find a *super quick version of this document* with contact details and other 'at a glance' information for you to put somewhere handy, but please do read this first. It will help.

**First things first. Introduce yourself. Email us at [committee@beautypointview.com](mailto:committee@beautypointview.com) and say hello to your neighbours.**

**WEBSITE: We have a webpage. Please visit [www.beautypointview.com](http://www.beautypointview.com)** There's all kinds of useful information there.

**HELP AND QUESTIONS?:** If you need any help or have any questions, please email the committee directly at [committee@beautypointview.com](mailto:committee@beautypointview.com). Alternatively, please go to our webpage (above) as you may find the answers you're looking for. The webpage has a lot of information that you may find helpful, as well as a copy of the by-laws. We appreciate you may be time poor at the moment and no time to read the full version. Read this concise version first.

**THE COMMITTEE:** The committee is a group of residents and owners who volunteer their time and efforts to look after Beauty Point. Presently, Most of the sitting committee members live on site and are on hand to attend to matters quickly. The committee welcomes input and ideas, and certainly if you have a skill to share please don't be shy in getting in touch.

**Up first is the renovation advice, because it's likely that will be one of the first decisions you make. If you're a tenant, you can skip this bit and go straight to THE LIFT + HOUSEKEEPING 😊**

**ARE YOU RENOVATING?:** If you're planning to renovate your apartment, there are some important points to be made aware of, especially regarding floors and wet areas (bathrooms, toilets, laundries) Failure to comply with standards may result in costly mistakes. We're trying to help you avoid those.

- **FLOORING:** Please ask for the specification sheets regarding approved flooring to meet our noise transmission limits for the Beauty Point complex. You will be asked for compliance certificates following completed works.
- **WET AREAS:** Please ensure that all wet area renovations are carried out by licenced tradespeople, as we require compliance certificates following completed works. Be aware that any water breaches will affect the whole building, and you may be liable for any expenses that arise from improper works.

**THE LIFT:** Are you moving, doing works, or expecting a big delivery? We put up lift curtains to protect our lift, so if you plan on using it for these purposes, please let us know so we can arrange for the curtains to be put up. email us at [committee@beautypointview.com](mailto:committee@beautypointview.com) or your contact person Mike Adams mob: 0418 877 626 or if it's URGENT, email Mike on [mjadams@bigpond.net.au](mailto:mjadams@bigpond.net.au)

**HOUSEKEEPING:** This is crucial to keeping the building, the grounds and the entire BP community, in good working order, and ensuring harmony and happiness for all.

Some of these things you may have thought about, some you might not have, but all are important.

## RUBBISH AND CLEANLINESS

- **NO oil down the sink** (old building, old pipes): The pipes are original and narrow, and when the oil cools, it solidifies and blocks the pipes. Pipes are shared, and blockages are expensive to clean.
- **Waste Disposal:** We have clearly marked dedicated bins for REGULAR waste and RECYCLING.
  - It's really important to dispose of your waste in the correct bins.
  - Ensure all garbage is bagged properly and securely tied - no loose food scraps
  - Please collapse boxes before placing in bin
  - The bins are located at the eastern end of the car park at the top of the driveway.
  - General household rubbish only (see below)
- **NO large items:** furniture, electrical goods, green waste allowed in our bins. Please dispose of these correctly at a council tip, or as part of the annual roadside clean up (usually May each year). see BCC website for details.
- **NO renovation debris (concrete and tiles and large pieces of wood)** to be placed in bins. Please dispose of this appropriately.
- **High Winds** are common here, so please don't let your rubbish (or anything) blow off the balcony. We understand accidents happen, so if your rubbish blows away, please do go and pick it up. We'd really appreciate it.

## NOISE AND POLLUTION

- **Please be respectful of your neighbours and keep to the noise to a minimum.**
  - We are a diverse community of residents here - families, singles, students, young and old, and in-between, and even original owners who bought off the plan in 1974.
  - So, whether you're entertaining on your balcony, or enjoying the pool or BBQ area, please be mindful of the impact on other residents.
  - Excessive noise after 9pm is a NO-NO.
- **Smoking** is permitted on your balcony only or inside your unit.
  - Smoking is NOT permitted in common areas.
  - Tenants of rented apartments are reminded of non-smoking clauses.
  - We respectfully request smokers consider how second-hand smoke may affect other tenants.

## SAFETY AND AWARENESS

- **Children:** please ensure that children are supervised in common areas.
- **Animals:** If you have a pet, please ensure you take steps to ensure it does not disturb other residents.
  - NO animal waste to be left on the grounds. Pick up after your pet.
  - NOTE: Please request permission from the committee for any pet to reside with you.
- **Washing/Clothesline:**
  - We discourage hanging washing on/off the balcony. It just looks bad.
  - Please take advantage of our drying terrace and the sun, (it's free) and use the clothes line to dry your washing.
- **Lock it up:** Please be mindful thieves are known to roam the area.
  - Keep your garages locked for safety
  - Ensure your units are locked when unattended

**SWIMMING POOL RULES:** In the interests of public safety and enjoyment, please respect the following rules in pool area.

- NO food drink or glass allowed
- NO running, climbing or jumping
- NO swimming after 9pm
- NO unattended children
- All children must be accompanied at all times by an adult resident
- Please don't remove the Kreepy Krawly from the pool
- Please enter and exit through the gate only
- Please dry off before entering the lift
- Please consider that this is a shared space for all residents, so we ask that you don't monopolize the space

These 'rules and guidelines' are offered to help you get the most from your stay. It's a beautiful place to live, and the Committee wish all guests and residents a very pleasant stay.

**CONTACT LIST:**

**FOR ALL NON-URGENT MAINTENANCE AND REPAIRS**

OWNERS: Please use the Maintenance/Service Request Form, provided to you. Spare blank forms are available in the Perspex pocket labelled **Blank Maintenance and Service Request Forms** on the basement level (near the lift)  
Please email the completed form to: [committee@beautypointview.com](mailto:committee@beautypointview.com) or, place a hard copy in the locked **Maintenance and Service Request Box** on the basement level (near the lift)

TENANTS: Please email: your letting agent. You may also email the completed Maintenance/Service Request Form to: [committee@beautypointview.com](mailto:committee@beautypointview.com) or, place a hard copy in the locked **Maintenance and Service Request Box**

**FOR URGENT MAINTENANCE AND REPAIRS, AND SAFETY CONCERNS**

ALL: Please contact Mike Adams on **0418 877 626**

**FOR ALL OTHER MATTERS RELATING TO BEAUTY POINT**

OWNERS: Please email: The Committee [committee@beautypointview.com](mailto:committee@beautypointview.com)

TENANTS: Please email: Your letting agent

**YOUR COMMITTEE (as at 24 June 2020)**

<b>Chairperson:</b>	Ann Aboud	Unit 4	
<b>Secretary:</b>	Melisa Peters	Unit 12	mob: 0407 191 772
<b>Treasurer:</b>	Mike Adams	Unit 9	mob: 0418 877 626
<b>Member:</b>	David Jones	Unit 11	
<b>Member:</b>	Neil Hopcroft	Unit 22	

IF YOU ARE RENOVATING: Please email: THE COMMITTEE [committee@beautypointview.com](mailto:committee@beautypointview.com) with details and to request specifications, relevant to your renovation.

IF YOU ARE MOVING: If you're moving in or out, please let us know, as we will hang the lift curtains during this time.

EXPECTING A DELIVERY? Please let us know if you are expecting a large delivery and will require use of the lift. We need to hang the lift curtains to protect it from damage.

IF YOU WANT TO HELP: GREAT! The committee welcomes all offers of help, no matter how big or small. If you have a skill that might be of benefit, we want to hear from you. Tell us now! Can't help, but got an idea? Share it. We're all ears.

HOUSEKEEPING: PLEASE be mindful of how you dispose of waste/rubbish and NEVER put oil down the sink.  
PLEASE be mindful of noise, smoke and communal spaces  
PLEASE supervise your children (and animals) in communal spaces, for everyone's safety and peace of mind

... and finally, **PLEASE HELP US KEEP BEAUTY POINT BEAUTIFUL**

The Committee THANK YOU in advance for your cooperation

Beauty Point Committee