



STRATA PLAN 92831

2-6 Goodwood St, Kensington NSW 2033

P: (02) 7257 3989

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BBQ AREA AND FACILITIES: BOOKINGS & CONDITIONS OF USE

BOOKINGS

- The facilities on the L4 roof top and ground floor garden areas are available for use by residents and their guests between 7am and 10pm daily. The area provides kitchen facilities, a gas BBQ and seating. The area is available to be used by residents if it is vacant, however priority must be given to residents that have booked the facility via Building Link. Bookings may be made for periods of up to and including 4 hours.
- Only building residents registered on the Building Link system (go to reservations) are permitted to book the area, and reservations are approved on a first come, first served basis. All reservations shall be made via the Building Link system at least 48 hours in advance of the requested date.
- Due to COVID-19 restrictions, use of this area is currently restricted to one household at a time with a limit of 5 persons. All persons must be members of the same household, visitors are not permitted. The Resident making the booking must be always present during the reservation and ensure that all guests are aware of and adhere to the Conditions of Use.

CONDITIONS OF USE

SAFETY AND BEHAVIOUR

- Any activities which may cause annoyance, disturbance or injury to other users or residents are STRICTLY PROHIBITED. Residents and their guests must exercise the Responsible Service of Alcohol; drunk or inappropriate behaviour will not be tolerated and will constitute a breach of the reservation conditions. Management reserves the right to disallow future usage to any person(s) whose activities are found to cause annoyance or disturbance to other building residents which constitute a breach of building by-laws.
- The facilities are not to be altered in any way including the adjustment of fixtures and the hanging of items on electrical or other fittings. No items, including food and drinks are permitted to be placed on balcony ledges or railings in the area at any time. The use of fireworks, flammable liquids and open flames in or around the BBQ area in any form is not permitted.
- Smoking of any substance is not permitted at any time in the area or any other common area of the building.





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- Children under the age of 12 must be accompanied and supervised at all times by their parents or adults who shall be responsible for their safe and proper behaviour.
- All Residents and guests use the area at their own risk. The hirer assumes full liability for any injury or damage that may occur to guests while using the area and the hirer indemnifies the Owner's Committee against such injury or damage.
- The maximum number of persons in the BBQ / Common area at any time is currently 5 persons.
- The hirer must obey instructions from Building Management at all times. Prior approval is required if the hirer requests any variation of any of the above conditions.

CLEANING AFTER USE

- Residents and their guests must ensure that the area is thoroughly cleaned after use to their original, acceptable standard. This includes:
 - Wipe down all benchtops, tables, kitchen sink area and outdoor furniture (if required)
 - De-grease and clean all scraps, fat and oil residue from the BBQ hot plates.
 - All rubbish placed in the bins provided. Recyclable material including glassware is to be placed in the appropriate disposal area in the building. Left-over food or rubbish must not be left in the sinks or in any other part of the area.
 - Seating and furnishings must be returned to a neat and tidy state after use.
 - All loose material on the floors is removed and any spillages are mopped /wiped.
 - No food, decorative, personal or any other items are to be left in the area after use
- Any additional costs incurred by Management in cleaning the area to an acceptable standard after use shall be borne by the Resident responsible for the booking and may be on charged to owner levies. Any additional costs incurred by Management due to loss or damage to the area's fixtures and fittings, furniture and benches and surrounding property caused by themselves, or their guests shall be borne by the Resident responsible for the booking and may be added to the owners' levies.

We appreciate your co-operation.

BUILDING MANAGEMENT





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By-Law for Use of BBQ Areas

Barbeque Areas

45 The barbeque area and associated facilities may be used by the Owners and Occupiers of the strata scheme pursuant to the terms and conditions of this By-law;

45.1 An Owner or Occupier shall not:

- i. use the barbeque area or associated equipment or facilities provided between the hours of 10.00PM and 8.00AM, without the prior written approval of the Owners Corporation; or

- ii. whilst using the barbeque area create any or allow any noise or other disturbance to be created which is likely to interfere with the peaceful enjoyment of the Owners or Occupiers of other Lots or common property in the strata scheme; or
- iii. use the barbeque area or facilities provided in such a manner so as to exclude the use of these facilities by other Owners or Occupiers at any given time, without the prior written approval of the Owners Corporation; or
- iv. use the barbeque area, associated equipment and facilities during a period of 'temporary exclusive use' that has been granted to another resident within the strata scheme.





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45.2 in relation to the use of the barbeque area, an Owner or Occupier of a Lot shall ensure:

- i. that their invitees do not use the barbeque area unless they or another Owner or Occupier accompanies them;
- ii. that children are not permitted to use the barbeque area and facilities unless under the direct supervision of an adult;
- iii. that the barbeque area is maintained in a clean and tidy condition and all waste materials must be promptly removed to the waste repository bins;

45.3 in relation to the use of the barbeque area;

- i. the Executive Committee of the Owners Corporation may from time to time, at its absolute discretion, make a determination as to what use the barbeque area may be put and the maximum number of invitees of any one Owner or Occupier to be permitted to use the barbeque area, equipment or facilities at any one time;
- ii. the Executive Committee of the Owners Corporation may from time to time, at its absolute discretion, make a determination as to the hours during which the barbeque area is available for use by the Owners or Occupiers;
- iii. in the event that any Owner, Occupier or their invited guests do not comply with this By-Law or any other By-Law of the strata scheme whilst using the barbeque area, the Owner, Occupier or their invited guest will be required to leave the barbeque area immediately;
- iv. the Owners Corporation may refuse consent to use the barbeque area to any Owner or Occupier who fail to comply with the obligations imposed upon them by this By-Law or any other By-Law of the strata scheme whilst using the barbeque area.



SP92831

Strata By-Laws *The Chelsea*

Storing and operating a portable barbeque

Obligations of Owners and Occupiers

- 46 You may store and operate a portable barbeque on the Balcony of your Lot if:
- 46.1 it is a type approved according to by-law 45;
 - 46.2 it will not (or is not likely to) cause damage;
 - 46.3 it is not (or is not likely to become) dangerous;
 - 46.4 it is covered when you are not operating it;
 - 46.5 it is kept clean and tidy.

Types of portable barbeques

- 47 You may store and operate the following types of portable barbeques on the Balcony of your Lot:
- 47.1 a covered kettle style portable barbeque;
 - 47.2 a covered gas or electric portable barbeque; and
 - 47.3 any other type approved by the Owners Corporation.
- 48 You may not store or operate a portable barbeque on the Balcony of your Lot if that portable barbeque has no cover.

Keeping an animal Residential Lots

What animals may you keep?

- 49 Subject to this by-law, a Residential Owner or Occupier may keep:
- 49.1 goldfish or other similar fish in an indoor aquarium; or
 - 49.2 a small dog or cat;
 - 49.3 a guide dog if you need the dog because you are visually or hearing impaired.

When will you need consent?

- 50 You must have consent from the Owners Corporation to keep types or numbers of animals not approved under by-law 47.

When will the Owners Corporation refuse consent?

- 51 The Owners Corporation will not give you consent to keep:
- 51.1 a dog that is vicious, aggressive, noisy or difficult to control;
 - 51.2 a dog that is not registered under the Companion Animals Act 1998;