

DUSK CTS 49793 BODY CORPORATE

(Buildings 1 and 2: Dusk and Eve)

Body Corporate Notice for New Owners and Tenants

Welcome to your new home in Dusk or Eve (the Dusk Body Corporate comprises both these buildings). If you are new to apartment living, or new to Vantage, you may not be aware of the following so we would like to highlight a few points that prove handy for residents to be aware of from the outset.

- **The front fire door to each apartment is a Body Corporate asset** and forms part of the integrated fire safety system for the building. No modifications may be made to the outside or inside of the door, without prior written approval from the Body Corporate. This includes digital locks, latches, doorbells and any other item affixed/attached to the door. Automatic door closers may not be disconnected as this constitutes a breach of fire safety regulations and compromises the safety of the entire building.
- **The entire basement carpark is Body Corporate common property**, and each lot is simply assigned a right to exclusively use their allocated parking spaces for the parking of vehicles only, as defined in the By-laws. No furniture or loose non-vehicle items may be stored in car spaces at any time. All personal/household items must be stored either inside your apartment or inside your assigned storage cage (or over-bonnet cupboard if you have one approved by the Body Corporate). Storage cages may not be modified.
- **Balustrades on balconies are Body Corporate assets** and form part of the boundary infrastructure of the building. No modifications may be made to balustrades, and no items, including lights, may be attached to balustrades without prior approval from the Body Corporate. Installation of shutters and fans on balconies require Body Corporate approval.
- **Waste and recycling chutes** must be used with care to avoid blockages. Advice on using the chutes is posted in the garbage chute cupboard on each level as well as outside the bin room in the basement. Please familiarise yourself with this advice and adhere to it as it is expensive to clear blockages and costs may be recovered from those misusing the chutes.
- **Utilities (cold water, hot water, gas and electricity)** – a comprehensive information sheet has been compiled to inform and advise residents and is available on the Vantage Residents webpage provided by Tribe Property Co: [Dusk-and-Eve-Utilities-Info-Sheet.pdf](#) Please familiarise yourself with this information that covers supply, metering, billing, etc.
- **Washing Balconies** - the outlet pipes on balconies are for drainage of rainwater during a rain event. As a courtesy, residents on upper levels need to be mindful of ground floor terraces when cleaning balconies. A mop or similar absorption implement should be used to clean balconies. Balconies may not be hosed or washed in a manner that causes dirty/soapy water to pour or drip onto terraces below as this constitutes a nuisance to ground floor lot owners/occupiers.
- **Smoking/Vaping** – is not permitted anywhere on Vantage common property or on balconies or verandas. Smoking is essentially only permitted inside an apartment and smoke drift may not cause a nuisance or hazard to other residents.
- **Pets** – prior written approval of the Body Corporate must be obtained before keeping or bringing any animal onto Vantage property. This applies to visitors' pets as well.

- **Personal Contents Insurance** – please be aware that all lot owners and tenants are advised to have personal contents insurance (or landlords' insurance) that covers the furniture and other items inside your apartment. Note in particular that your personal contents insurance must include carpets as these are expressly excluded from Body Corporate insurance regardless of the source or cause of damage.
- **By-laws** – you ought to have received a copy of the current By-laws with your contract to purchase the apartment or with your tenancy agreement. It is important to familiarise yourself with these By-laws to ensure optimal community living for you and your neighbours. If you did not receive a copy of the By-laws, please contact the Body Corporate community managers (SSKB) or your property agent if the apartment is tenanted.