



WHELAN PROPERTY GROUP
STRATA MANAGEMENT SERVICES



ABBOTSFORD COVE COMMUNITY ASSOCIATION

DEPOSITED PLAN No 270127

INFORMATION FOR THE OWNERS AND RESIDENTS OF ABBOTSFORD COVE

CLUBHOUSE

- This Club House is a Private Facility and Restricted Community Property.
- The use of the Club House is restricted to Residents of Abbotsford Cove and their Guests unless written approval has been received from the Community Association. Guests using the Club House must be accompanied by the Resident who invited them at all times. Non-residents who have not been invited by a Resident will be considered as trespassers and may be removed by Security or Police.
- Bookings for the use of the Community Room must be made through the Community Managing Agent – Whelan Property Group Pty Ltd (Tel: 9219 4111 Fax: 9281 9915). Persons must not use the Community Room for commercial purposes without the prior written authority of the Community Association.
- A refundable deposit of \$500.00 is payable to the Association, following which the booking will be confirmed in writing.
- Hours of use of the Community Room and its environs are from 8.00am to 10.00pm. The Community Room must not be used outside these designated hours and persons using the Community Room for a function must ensure that the function and subsequent cleaning is concluded by 10.00pm. Noise must be kept to a minimum after 8.00pm so as not to disturb residents.
- BBQ cooking is not permitted.
- When using the Community Room persons must not restrict access to the Pool area, Gymnasium, Sauna, or Toilets.
- Persons using the Community Room must be adequately/suitably attired so as not to cause unreasonable offence to other users. Children under 12 years must not use the Community Room and its environs without direct supervision of an adult responsible for them.
- There shall be no loud, threatening, or offensive behaviour while in the Club House or its environs.
- Loud music must not be played within the Community Room.
- All rubbish must be removed and placed within the appropriate bins in the hirer's OWN strata building. DO NOT place any rubbish in the Pavilion cafe rubbish bins.
The Community Room must be left in a clean and tidy state after use.
The doors to the Community Room must be locked when not in use.
All tables and chairs must be returned to the stacked areas before leaving the Community Room.
- Persons found disregarding these rules may be removed from the Community Room and its environs by Security or Police and subject to legal action under the Community Land Management Act 1989.
- Failure to adhere to Community Room rules could result in loss of deposit and or refusal of future bookings.

A person using the Club House or permitting the use of the Club House does so at their own risk. A person releases the Community Association and the members of its Executive Committee from all liability for personal injury or death which may occur within the Club House or by reason of the use of the Club House except where such injury or death has occurred by reason of wilful neglect on the part of the Community Association or its Executive. Further, a person must indemnify the Community Association and the members of its Executive Committee from all liability for personal injury or death suffered by the persons invited in the use of the Club House except where such injury or death has occurred by reason of wilful neglect on the part of the Community Association or its Executive.

MANAGING AGENTS: WHELAN PROPERTY GROUP PTY LTD

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