



**COMMUNITY GREEN
USER MANUAL**

• BRIGHTON LAKES •

by mirvac



LIVE BRIGHT, PLAY BRIGHT.

Brighton Lakes is a masterplanned community governed by Liverpool City Council and is entirely a Community Title Scheme.

As owners of a Community Titled home you automatically become part of the Community Association; which has obligations under a key document called a Community Management Statement. The management statement includes by-laws, plans and other particulars which detail the way in which the scheme will operate. A Community Managing Agent has been appointed to assist in carrying out the requirements of the Community Association including the collection of Community Scheme levies and payment of any fees associated with the maintenance of common property.

Community common property includes; the Community Facility consisting of the tennis court, play equipment, swimming pool, barbeque area, and shower/toilet facilities and pocket parks spotted around Brighton Lakes. Council property includes; Council parks, roads and drainage structures, street landscaping and nature strips.

The Community Managing Agent is Whelan Property Group, details below:

Whelan Property Group
Bronwyn Eades
Community Managing Agent
Tel: (02) 9219 4111



Hours : Monday- Friday 9:00am to 5:00pm
(excluding public holidays)

Emergency After Hours Line
Tel: 0455 330 582



COMMUNITY GREEN

Rules for entry and use of Community Green

To ensure the comfort and safety of all owners, residents and guests and the longevity of the Community Green facilities please observe the following safety instructions:

- › The number of guests permitted is a maximum of 5 per household
- › No damage should be caused to any part of this property
- › Must not remove any item from this area
- › No smoking within Community Green
- › Must leave the premises neat and tidy
- › Noise must be kept low
- › Keep the gates closed
- › Bikes are not allowed
- › Dogs and any other pets are not allowed
- › Climbing or jumping over the gate or fence is prohibited
- › Owners, Residents and Guests must comply to any instruction given by security staff

Operating Hours : 8:00am to 10:00pm – Seven Days

Entry/Exit and use of Access Passes



A HOW TO USE – ENTRY

The Community Green is secured by reader controlled gates that will be locked at all times. To gain entry you will be required to present your security access pass to the pass reader mounted on the post adjacent to the front or rear gates. In using your pass, it will be most effective if you follow these simple instructions:

- › Hold the pass by its edges with its side parallel to the pass reader and position it up against the reader.
- › If the door does not unlock immediately, the pass may not be centered in front of the pass reader. Move it slowly up and down or to the left or right to insure it is centered.
- › If you wish to use the pass without removing it from your keys, wallet or purse, be sure that no metal cards, keys, coins or other types of metallic objects are between the pass and the reader, as they may interfere with the pass reader's ability to detect the pass. Storing your access pass in/near your wallet or purse will not damage credit cards.
- › Please ensure the gate is closed on entry – once carefully closed against the strike plate the gate will automatically lock.

B HOW TO USE – EXIT

The doors will automatically unlock whenever the 'Press to Exit' button is depressed. This is located on a post to the right of the front or rear gates. In the event this does not occur, please contact Whelan Property Group during business hours or Independent Locksmiths & Security after hours emergency contact on 1300 500 600. Please ensure the gate is closed departure – again, once carefully closed against the strike plate the gate will automatically lock.



OOPS! I LOST MY SECURITY ACCESS PASS:

The pass is like a key, but better, since it cannot be duplicated. If you lose your pass it is important that you notify Whelan Property Group office immediately. The Whelan Property Group Office will arrange for the lost pass to be disabled and request a replacement pass. The Brighton Lakes resident will reimburse the Community Association for the \$100 cost of the replacement pass.

ITEMS TO REMEMBER:

To prevent false alarm and nuisance conditions, please do not hold open the gate, tamper with the pass reader or security gates at any time. Proper operation of the pass requires that no metal be in between the pass and the reader during use.



BBQ PAVILION

Rules for entry and use of BBQ Pavillion

- › The number of guests permitted is a maximum of 5 per household
- › No damage should be caused to any part of this property
- › Must not remove any item from this area
- › Children under 12 years of age must be accompanied and supervised by an adult
- › No smoking within BBQ Pavilion
- › Must leave the premises neat and tidy
- › Noise must be kept low
- › Bikes are not allowed
- › Dogs and any other pets are not allowed
- › Climbing or jumping on the BBQ and tables is prohibited
- › Owners, Residents and Guests must comply to any instruction given by security staff

Operating Hours : 8:00am to 10:00pm – Seven Days

Use of BBQ Plates



A HOW TO USE

1. To start or stop BBQ, press and hold button until beep is heard.
2. Whilst light is flashing, BBQ is heating up. Begin cooking when light is steady.
3. BBQ will automatically switch off after 20 minutes cooking time.

B SAFETY INSTRUCTIONS

- › **CAUTION:** The BBQ surface is hot – please keep hands and clear of the plate. Please also ensure extreme caution is taken when cleaning the BBQ after use.

C CLEANING

- › Please ensure hot plate and the surrounding area is cleaned thoroughly
- › Ensure any rubbish, waste, unconsumed food and drink is disposed of in the bins provided adjacent to the tennis court





TENNIS COURT

Rules for entry and use of Tennis Court

- › The number of guests permitted is a maximum of 5 per household
- › No damage should be caused to any part of this property
- › Children under 12 years of age must be accompanied and supervised by an adult
- › Must only use the Tennis Court for a maximum period of 2 hours in any week
- › Must not remove any item from this area
- › Must leave the premises neat and tidy
- › No smoking within Tennis Court
- › Noise must be kept low
- › Guests must be accompanied by an Owner/Occupier
- › Climbing or jumping over the gate or fence is prohibited
- › Owners, Residents and Guests must comply to any instruction given by security staff
- › Conflict over Use – In the event of any dispute or difference arising as to the interpretation of the conditions outlined above and in the Community Management Statement (CMS), the decision of Whelan Property Group shall be final.

Operating Hours : 8:00am to Sunset – Seven Days

Entry/Exit and use of Tennis Court



A ENTRY

Please refer to the previous section of this Manual ‘**Entry/Exit and use of Access Passes**’ for directions on pass and pass reader use.

B EXIT

The exit gate to the tennis court is a hinged door that will open with the direction of travel by:

1. Operating a single-handed downward action on the handle and a gentle push.
2. The gate is readily openable without the use of a pass from the person seeking egress from the tennis court.



SWIMMING POOL AREA

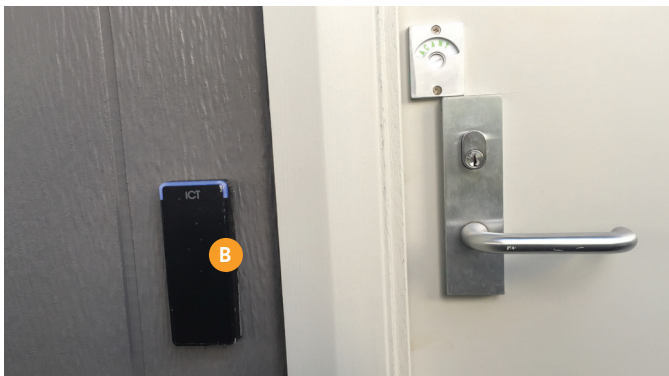
Rules for entry and use of Swimming Pool Area

- › NO LIFEGUARD IS ON DUTY. Swim at your own risk.
- › Community Association is not responsible for accidents, damage, loss or theft of personal property
- › RUNNING AND DIVING IS PROHIBITED
- › The number of guests permitted is a maximum of 5 per household
- › Children under 12 years of age must be accompanied and supervised by a responsible adult 18 years of age or older
- › Glass and sharp objects are not permitted in the Swimming Pool Area
- › Running, ball playing, noisy or hazardous activities are not permitted
- › Swimming Pool Equipment must not be interfered with, operated or adjusted
- › Must leave the premises neat and tidy
- › Must not remove any item from this area
- › Guests must be accompanied by an Owner/Occupier
- › No damage should be caused to any part of this property
- › Climbing or jumping over the gate or fence is prohibited
- › Owners, Residents and Guests must comply to any instruction given by security staff

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Operating Hours : 8:00am to 10:00pm – Seven Days

Entry/Exit and use of Swimming Pool Area



A ENTRY/EXIT TO SWIMMING POOL AREA

The Swimming Pool Area is secured by an operational gate latch that must be closed at all times. Opening the gate will be most effective if you follow these simple instructions:

- › To gain entry you will be required to pull up a knob mounted on top of the post adjacent to the gates.
- › In pulling up the knob, the gate latch will be released allowing the gate to be pulled/pushed open.
- › Please ensure the gate is closed on entry/exit – once carefully closed against the latch the gate will automatically lock.

B ENTRY/EXIT TO TOILETS

Please refer to the previous section of this Manual 'Entry/Exit and use of Access Passes' for directions on pass and pass reader use.

C USE OF SHOWER

- › Fully depress button to start shower
- › Metered shut off – Provides full shower flow for approximately 45 seconds and then completely shuts itself off, the cycle can be repeated indefinitely, but the shower will never be left running

D IN CASE OF EMERGENCY

Please follow the CPR Pool Safety Flow Chart and ensure you call or ask a bystander to phone 000.



General Rules

Extract from Community Management System (CMS)

By Law 6 – Community Facilities

The following terms and conditions apply to the use of these Community Facilities:

SWIMMING POOL AREA

- (a) the Swimming Pool Area is available for use by an Owner or Occupier seven days a week between the hours of 8 am and 10 pm or other hours nominated from time to time by the Community Association;
- (b) children under the age of 12 years of age may use the Swimming Pool Area only if accompanied and supervised by an adult;
- (c) glass objects, drinking glasses and sharp objects are not permitted in the Swimming Pool Area;
- (d) running, ball playing, noisy or hazardous activities are not permitted in the Swimming Pool Area;
- (e) swimming pool equipment must not be interfered with, operated or adjusted except with the approval of the Community Association; and
- (f) Permitted Persons may not use the Swimming Pool Area unless they are accompanied by an Owner or Occupier.

TENNIS COURT

- (g) The Tennis Court is available for use by an Owner or Occupier seven days a week between the hours of 8am and sunset.
- (h) An Owner or Occupier may only use the Tennis Court for a maximum period of two hours in any one week period.
- (i) The Tennis Court may only be used as a tennis court except with the written approval of the Community Association.
- j) Permitted Persons may not use the Tennis Court unless they are accompanied by an Owner or Occupier.

BBQ PAVILION

- (k) The BBQ Pavilion is available for use by an Owner or Occupier seven days a week between the hours of 8.00am and 10.00pm.
- (l) children under the age of 15 years must be accompanied and supervised by an adult.
- (m) The BBQ Pavilion must be left in a clean and tidy condition and all rubbish removed after use
- (n) Permitted Persons may not use the BBQ Pavilion unless they are accompanied by an Owner or Occupier.

USE BY PERMITTED PERSONS

- 6.2 Owners and Occupiers of a Lot may be accompanied onto Community Facilities by no more than 5 Permitted Persons per Lot at any one time.
- 6.3 The Executive Committee may from time to time by notice to Owners and Occupiers increase or reduce the number of Permitted Persons permitted under by-law 6.2.

COMMUNITY ASSOCIATION CAN EVICT

- 6.4 The Community Association may evict an Owner, Occupier or Permitted Person from the Community Facilities where the Owner, Occupier or Permitted Person uses language or behaves in a manner likely to cause offence or embarrassment to an Owner or Occupier of another Lot or to a Permitted Person as determined by the Community Association or behaves inappropriately in some other manner as determined by the Community Association.
- 6.5 If an Owner, Occupier or Permitted Person is evicted from the Community Facilities under this by-law, the Owner, Occupier or Permitted Person:
 - (a) may be prevented by the Community Association from using the Community Facilities for a period of one month following the date of such eviction or such other period not exceeding four months, as determined by the Community Association; and
 - (b) must pay to the Community Association any security or other costs of the Community Association in evicting that Owner, Occupier or Permitted Person and costs associated with restricting and reinstating access to the Community Facilities.

THIRD PARTY AGREEMENTS

- 6.6 The Community Association may enter into agreements with third parties in respect of the Community Association's obligations in respect of the Community Facilities.

By Law 7 – Open Space Areas

OPEN SPACE AREAS

The following terms and conditions apply to the use of the Open Space Areas:

- (a) the Open Space Areas are available for use by an Owner or Occupier seven days a week between the hours of 8 am and 10 pm or other hours nominated from time to time by the Community Association;
- (b) children under the age of 12 years of age may use the Open Space Areas only if accompanied and supervised by an adult;
- (c) the consent of the Community Association is required to hold functions in or around the Open Space Areas;
- (d) the Community Association may evict an Owner, Occupier or Permitted Person from the Open Space Areas where the Owner, Occupier or Permitted Person uses language or behaves in a manner likely to cause offence or embarrassment to an Owner or Occupier of another Lot or to a Permitted Person as determined by the Community Association or behaves inappropriately in some other manner as determined by the Community Association;
- (e) Permitted Persons may not use the Open Space Areas unless they are accompanied by an Owner or Occupier.

For further information please refer to the Brighton Lakes Owners Manual and the Brighton Lakes Community Management Statement. Alternatively, contact the Community Management Agent, Bronwyn Eades from Whelan Property Group on (02) 9219 4111.