

WOLLONGONG



WOLLONGONG SURF LEISURE RESORT
REGULATIONS AND RULES

FOR HOME OWNERS/ PERMANENT RESIDENTS
AND CASUAL OCCUPANTS

These Regulations and Rules exist to promote a peaceful and enjoyable residential environment. All Residential Site Agreements include provision for the Park Operator to issue an agreement termination notice for serious or persistent breaches of the Rules.

SAFETY

1. The speed limit in the whole Resort is 10km/h, plus all other NSW road rules which apply outside of the Resort, apply within the Resort. Further, it is the responsibility of residents to obey the road rules within the Resort, **and** to ensure that all of their visitors are made aware that these requirements also apply to them.
2. Children under the age of 15 years must be supervised by an adult at all times, day and night. This includes particularly the pool and spa area.
3. No fires may be lit in the Resort.
4. The use of properly constructed BBQ's is permitted, but firepits are not permitted.
5. No bike riding, skate boarding or roller blading without helmets **or after sunset.**
6. Home owners and residents are required to comply with Wollongong Surf Leisure Resort Management's Fire Safety Plan. The Fire Safety Plan is based on advice from a Fire Safety Engineer which has been endorsed by Wollongong City Council. The Fire Safety Plan includes a requirement for residents and home owners to comply with smoke alarm requirements as stipulated in the Fire Safety Plan.

ADMINISTRATION

7. Residents and Home owners are required to comply with their Residential Site Agreement terms and Conditions.
8. Site rent payments must always be paid in advance.
9. All utility payments must be paid by 21st day of each month.
10. The best hours to visit reception are Monday to Friday between the hours of 10am to 1pm or 3pm to 5pm.
11. Residents' mail can be sent C/- Wollongong Surf Leisure Resort, (Your Box...)
201 Pioneer Road Fairy Meadow NSW 2519

RESORT FACILITIES

12. Pool, spa and steam room are available at advertised times, to all residents free of charge
13. Sporting facilities within the Resort are available to all residents at the reduced rates in accordance with the current price list. Identification may be required.
14. Laundry hours – Monday to Saturday 8am to 8.45pm (in winter closes 7.45pm)
Sunday 8am to 5.45pm

PEACE, PRIVACY AND SECURITY

15. No audible external noise between 10.00pm and 8am.
16. Patrons not to disturb others at any time during the day or night.
17. Construction work may only be carried out Monday to Saturday between the hours of 8am and 4pm. No construction work is allowed on Sunday. Other outdoor noisy activities (e.g. pressure hosing, lawn mowing, outdoor open-air machine blowing/ outdoor vacuuming) may only be carried out between the hours of 8am and 4pm.
18. Parents are responsible for the behavior of their children within the Resort. Children under 15 years when visiting an amenities block must be accompanied by an adult.
19. Within the Resort, sites numbered 500 to 567 inclusive, are designated as "Over 50s Lifestyle" sites. Residents in this area of WSLR are required to be over 50 years old, or the partner of a resident at that residence who is over 50 years old. Further, if at any time the lease holder for one of those sites plans to be away from the Resort for 2 weeks or more, prior approval of WSLR Management is required if the lease holder also plans for a person under the age of 50 (e.g. partner of the lessee, child of the lessee/partner, or house sitter) to be a resident of that site for a total of 7 days or more of that period of absence. [Note: This Rule also applies to any tenancy agreements or sub-letting contracts entered into for these sites – see Rule 36.] Exemptions from this rule are only available on limited compassionate grounds requiring the prior approval of both WSLR Management and the Property Officer of Wollongong City Council, or of both WSLR Management and the President of the WSLR Residents' Association.
20. Animals are not permitted within the Resort. The only exceptions are guide dogs, or birds that do not annoy other residents/guests.
21. Persons causing damage to or stealing any property will be immediately reported to the authorities. Due to the severe impact of this rule, where an entire family may be evicted, all adults should carefully explain this matter to all children in their care.
22. No parking of any vehicles or trailers on grass without express prior written permission from WSLR Management.
23. The climbing of any fence is strictly forbidden and deemed to be an act of vandalism.
24. CCTV Security is used on site. WSLR uses Wollongong City Security (4226 1966).

CONSTRUCTION AND MAINTENANCE

25. All visiting contractors must report to the office before entering the resort.
26. Storage sheds, Carports must comply with the Regulations and have written approval from Wollongong City Council and WSLR Management prior to installation.
27. Any proposed change to a site or an external building must be submitted to the Resort management for initial approval. Compliance with all Government requirements is essential. This particularly applies to gardens, patio extensions, roof extensions, carports, paths etc. **Please note a Council fee may apply.**
28. No work should commence until written approval is granted.
29. The external appearance of buildings must always be maintained in good order and condition.
30. Lawn mowing and the trimming of lawn edges is the responsibility of the Landlord. Gardens on residential sites are the responsibility of the home owner/ resident.

RUBBISH DISPOSAL

31. Garbage – All domestic garbage is to be placed in a sealed bag prior to placing in a curb side garbage bin. Recycling bins are for plastic, glass and paper. Cardboard and bulk paper should be disposed of in the paper recycling bin near the storeroom. This bin is kept locked for safety reasons. Residents are encouraged to borrow a key from the office to access this paper recycling bin when required.
32. For disposal of whitegoods, Residents should contact WSLR Management to check if a metal recycler can pick up and dispose. Residents are encouraged to dispose of furniture and other large items by “trading in” old items when acquiring new items; or otherwise make their own arrangements for pick up and disposal. Residents are not permitted to dispose of rubbish into WSLR Maintenance Department’s skip bins. Financial penalties and a breach notice will be issued in those circumstances.

VISITORS AND SUB-LETTING

33. There are no fees for visitors staying with you in your home. Each visitor should be provided with a proper bed within a resident's home to avoid dangerous overcrowding.
34. Residents should visit or email reception on enquiries@wslr.com.au
 - i. with the details of any visitor whom they would like reception to record as being present on site (for emergency purposes, or any other reason) and
 - ii. to request a short term boom gate code for their visitors if required
35. Residential sites may only be used as a place of residence, unless WSLR Management provide prior written consent for a particular site to be used for another, or an additional purpose. Residential sites and homes on residential sites are not allowed to be listed as holiday lettings, nor may residents allow any person to occupy a residential site or home under a holiday letting.
36. Residents may, with WSLR Management's written consent, enter into a tenancy agreement for, or otherwise sub-let, their home. WSLR Management will not unreasonably withhold or refuse consent for any resident's request to enter into a tenancy agreement for, or otherwise sub-let, their home, so long as any such agreement is proposed to be entered into or granted once only during any 3 year period in which the site agreement has effect and is for a term of 12 months or less.

SALE OF HOMES ON SITE

37. Residents are able to sell their homes on site privately, through an external real estate agent, or through WSLR Management. If WSLR Management act as your selling agent in accordance with a written agreement, there are no commissions payable by you unless WSLR Management effects a sale on your behalf. Upon settlement the commission payable from the proceeds of your sale shall be one percent (1%) of the gross sale price plus GST.
38. For Sale signs are permitted to be displayed in one window of your building to a maximum size of A4 sheet being approx. 21cm X 30cm.
The display of For Sale signs in buildings is **not** recommended by the Police and the CCIA due to the past history that it can increase break-ins.

Authorised by,
A Gibson - Director