



# WELCOME TO REGATTA WHARF

Regatta Wharf is located on land of the Gadigal People of the Eora Nation. Residents would like to acknowledge these people as the traditional custodians of the land on which our homes are built. We pay our respects to their elders, past and present and acknowledge that the land was never ceded.



**This information is provided to give all owners, residents and tenants essential details of living here, especially for people new to Strata living.**

Regatta Wharf is a Strata scheme consisting of 143 residential apartments in four towers – **Solander, Edgewater, Watercrest** and **Eventide**, plus **three commercial suites** in Solander. The buildings were completed in 2000 on the site of former Colonial Sugar Refinery buildings.

Regatta Wharf is part of the **Jacksons Landing Community Association** which comprises 19 Strata schemes that share additional community facilities such as a hall, pool and gym, and tennis courts.

If you are new to Regatta Wharf, a very warm welcome!

Below is a list of common queries for new residents. We are a friendly community so please say hello to your neighbours when you get the opportunity.

Regatta Wharf is a wonderful place to live with excellent facilities, beautiful grounds and a superb location. The Regatta Wharf Strata Committee trusts you will enjoy living here and find the following information useful.

# What is a Strata Scheme?

A strata scheme is a legal entity representing a building or group of buildings in which separate units are owned by different owners and the common property is owned by all. Collectively, the owners are referred to as the Owners Corporation and are responsible for ensuring the building is kept repaired and maintained, with the levies paid by each owner. Each Lot has been assigned a points value, called Units of Entitlement, which informs the percentage of the total budget each unit pays and how much their vote is worth in polls or special resolutions.

Living in a Strata means that there can be certain rules placed on residents. These are listed in the

scheme's by laws and cover a range of activities such as parking and noise restrictions, pet ownership, renovation requirements and more.

As Regatta Wharf is a registered Strata Scheme, both owners and tenants have certain rights and responsibilities set out by the Strata Schemes Management Act 2015.

A full set of by laws governing Regatta Wharf can be accessed from the Regatta Wharf Owner Portal at [www.stratamax.com.au/Portal](http://www.stratamax.com.au/Portal) or from the Building Manager's office in Eventide level 1 foyer near the Visitors' Car Park and pool. The Owners

## Owners Corporation (OC)

Corporation is the body made up of all owners in the Strata Scheme. It has responsibility to:

- Maintain and repair common property
- Manage the Owners Corporation finances
- Take out appropriate insurance
- Maintain records and accounts
- Administer the by laws
- Amend the by laws and upgrade the building from time to time

Each Lot owner is part of the OC and has a right to participate in the corporation's decision making. The OC has a Strata Committee (SC) which can make many of the necessary decisions on behalf of the OC, especially regarding day-to-day management of our buildings. The SC is elected at the Annual General Meeting, to which all owners are invited. This is held in August or September

each year. The SC members (9 maximum) are all volunteers.

At Regatta Wharf, a Building Manager and a Strata Manager are employed to carry out the maintenance and administrative functions on behalf of the OC. The Office of Fair Trading contains useful information about living in a strata scheme <https://www.fairtrading.nsw.gov.au/housing-and-property/strata-and-community-living>

If you have any questions, feel free to email the Strata Committee via the Strata Manager [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au) or the Building Manager [regattawharf@proactfm.com.au](mailto:regattawharf@proactfm.com.au)



# The ABCs Of Regatta Wharf

(in alphabetical order)

## Access

Regatta Wharf is a secure complex. Access is via fobs for entrance doors or air keys for the underground parking areas.

Residents are allocated a specific number of fobs or air keys depending on the number of bedrooms in the apartment and the number of car spaces. If you find that your fob or air key is no longer working properly you should go to Security (next to the Glasshouse Pool on Bowman Street) to have it checked or replaced.

Applications for any additional fobs or air keys should be directed to the Strata Committee via the Building Manager. Air keys are particularly tightly controlled to reduce unauthorised use of our limited Visitors Parking.

Security undertakes a regular audit of the fobs and air keys. You will be informed each time by the Building Manager.

To maintain the security of the building, residents are asked to ensure that they:

- do not allow cars to tailgate them into the parking levels.
- do not allow anyone but a genuine visitor to access the Visitor Parking area.
- do not give access to anyone they do not know.
- close all doors securely behind them.



## Air Conditioning Units

The Owners Corporation is responsible for air conditioning units located in the ceilings of apartments but not those located in cupboards. This is a Strata Law requirement. For issues with ceiling units please contact the Building Manager. For the units located in cupboards the Building Manager may be able to advise you, but responsibility for cleaning of filters and general maintenance or replacement rests with the lot owner.

## Bike Room

A dedicated bike storage room is located on Level 1 near the pool. This facility is very well utilised, and storage is only possible on a limited number of racks for adult bikes and children's bikes that can be ridden independently. There is some scope for e-bikes but storage is limited, and dependent upon

It is important that units be regularly maintained. The Building Manager advises when regular service is scheduled for ceiling units. Where owners are responsible for their own units the Building Manager may be able to provide an option for cheaper rates at the time of servicing.

the size of the bike and availability of a suitable rack. The general rule is one bike only per eligible resident, pending availability. At times all spots are taken and anyone interested may be placed on a waiting list. Interested residents should request an application form from the Building Manager.

## Building Manager

Regatta Wharf has a full-time, on-site Building Manager, Joseph Seremet. His office is in the foyer of the Eventide building on Level 1.

If you have any issues regarding maintenance of the facilities or grounds, please contact Joseph **by email** (preferably) **or text** so he can keep a record of your request.

**NOTE: The Building Manager is only available during business hours.**

### Building Manager details

Joseph Seremet,  
Regatta Wharf Building Management  
*Email:* [rw@ijl.net.au](mailto:rw@ijl.net.au)  
*Tel:* 0438 532 367 (business hours only)



**IJL GROUP**

For emergencies outside business hours,  
*contact Security on 8565 9494*





## Canoe and Kayak Room

A room to store aquatic equipment such as kayaks, paddleboards, canoes etc. is located on Level P2. This room has limited height and storage space. Please contact the Building Manager if you wish to apply to store an aquatic item in this room. Owners who are on the register are issued with a key to access this room.

Please note aquatic equipment cannot be stored on any other part of Regatta Wharf communal property.

## Car Park

Residents must park in their **designated parking spot** only and **NOT in the Visitor Parking area.**

***NOTE: Speed limit in the car park is 10 KPH and drivers must not exceed this limit.*** This is for the safety of all.

## Car Wash Bay

A Car Wash Bay is in the Visitor Parking area. A hose and adjoining power point are there **for use by residents only.** The area is cordoned off with keyed access and can be used for car washing between **9am and 5pm daily.** The key you have for the garden gates opens the padlock on the car wash bay.

The car wash bay is also used for EV charging – see below.

## Contact Details

To facilitate communication and minimise costs for the OC you are requested to provide the Strata and Building Managers with your phone number and email address.

### *These details will be used for:*

- authorised and relevant correspondence to you from the Building Manager, OC and SC
- contractors to facilitate repairs
- fire safety checks, water shut down, lift issues etc.
- in case of emergency

### *Please email the Building Manager and Strata Manager with the following:*

- Name
- Apartment number and building name
- Email address
- Phone number
- Vehicle Registration number/s

## Contact details privacy - Owners Corporation Strata Roll and Records

Apart from the confidentiality of specific information mentioned above and anything relating to an ongoing legal matter, records and documents held by the OC or Strata and Building

The apartments in Regatta Wharf are numbered by building, and residents refer to their apartment by their number and building name, e.g. 203 Solander, 203 Watercrest etc. We recommend signing off any communication to the Strata and Building Managers with this information.

It is also requested that residents and owners advise the Building Manager of **emergency contacts** (family/ friend/neighbour/contact details and access details to security keys). **This is particularly important for those who are absent from their property for prolonged periods.**

All information given to the Building and Strata Managers is confidential and not shared with any unauthorised party.

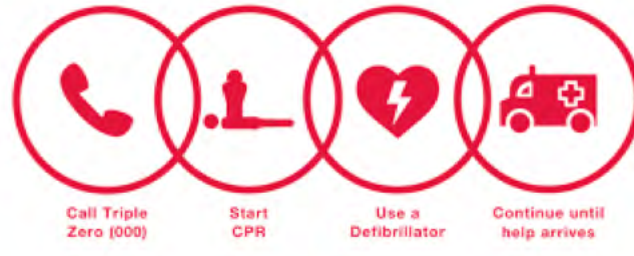
**Note:** There is capacity to have a **key safe** installed in the garbage room on your floor to store emergency keys. Contact the Strata Manager for an application form.

Managers are collectively the property of the OC. If you are unsure or concerned about the security of your information contact the Strata Manager on [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au) to discuss further.

## Defibrillators

Regatta Wharf has two defibrillators – one in the swimming pool area just inside the door, and the other on level 2 at the top of the stairs to the garden and walkway to Solander. To ensure an unconscious person has the best chance of

survival, **firstly CALL 000** then follow the DRSABCD steps displayed on the poster. Once you activate a defibrillator, it will also provide voice instructions as to what to do.



## E-Devices storage and use

Regatta Wharf has a bylaw outlining the responsible storage, management and disposal of lithium-ion batteries used in devices such as e-bikes and e-scooters. The bylaw requires residents to register their device with the Building Manager and confirm it has been purchased from a reputable source and has not been modified. The bylaw also outlines important safe charging practices and owners' obligations regarding insurances and liabilities in the event of a fire.

At Regatta Wharf, in line with fire safety authorities' advice, e- devices are **permitted to be charged on balconies for short periods** but in accordance with Jackson's Landing agreed standards for all buildings they **cannot be permanently stored on balconies**.

## Electric Vehicle Charging Stations

Electric Vehicle Charging Stations are in the Car Wash bays. **These are for use by residents only.** Charging is between **6pm and 9am the following day**. Usage fees are the responsibility of the user and penalties apply for using the charger outside permitted times.

### *Important points to remember...*

- Use **ONLY** the charger that came with the device.
- Disconnect the charger once the battery is full.
- Do not leave the charging device overnight or unattended.
- Charge batteries on hard surfaces, such as concrete or tiles, and ensure there is nothing around it that could catch fire.
- Do not dispose of unwanted batteries in garbage or recycling bins.
- Do not use or charge batteries that are swelling, leaking, dented, punctured, crushed, or overheating.

Approval for initial EVC system activation is required. Please contact the Building Manager who will provide details of the approval process, booking system, summary of costs and regulations for use.



## Emergencies

In case of any **building-related emergency**, contact Jacksons Landing Security (see details below).

This includes **after hours** mechanical faults, being locked out of the building or your lot, and emergency repairs such as leaks.

**NOTE: Do not contact the Building Manager after hours** – Security will forward your concerns if necessary.

**Building Manager** :[Joseph Seremet rw@ijl.net.au](mailto:Joseph.Seremet@ijl.net.au)

**Strata Manager**: [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au)

**Security: 8565 9494 or 0497 169 959**

**Emergency (Fire/Ambulance/Police): 000**

**NOTE: If you call 000 it is vital to also immediately call Security.**

Our security officer will assist the firefighters, paramedics or Police to reach your floor quickly, and in a medical emergency will assist with directions and opening of main doors to ensure a smooth exit to the ambulance. If they are able, the resident should ensure their front door is either open or someone in the apartment can open it when the first responders arrive.



## Other Useful Numbers

### *Police Assistance Line (non-emergencies)*

13 14 44

### *Police City Central Command*

9265 6499

### *City of Sydney Council*

9265 9276

### *Sydney Water*

13 20 92

### *Energy Australia – Electricity/Gas*

13 15 35

### *AGL – Electricity/Gas*

13 12 45

## Fire Safety

Smoke alarms in all apartments are regularly inspected as part of the SC's annual fire safety audit. Please provide access for any such safety check when requested.

If there is smoke in the apartment, the smoke alarm will sound until the smoke has cleared. The smoke alarm is not linked to the fire alarm in the hallway.

If there is a problem with your smoke alarm such as beeping, please advise the Building Manager.

If you burn something on your stove, **open the outside windows and doors** and **if possible block the gap under your front door with a towel.**

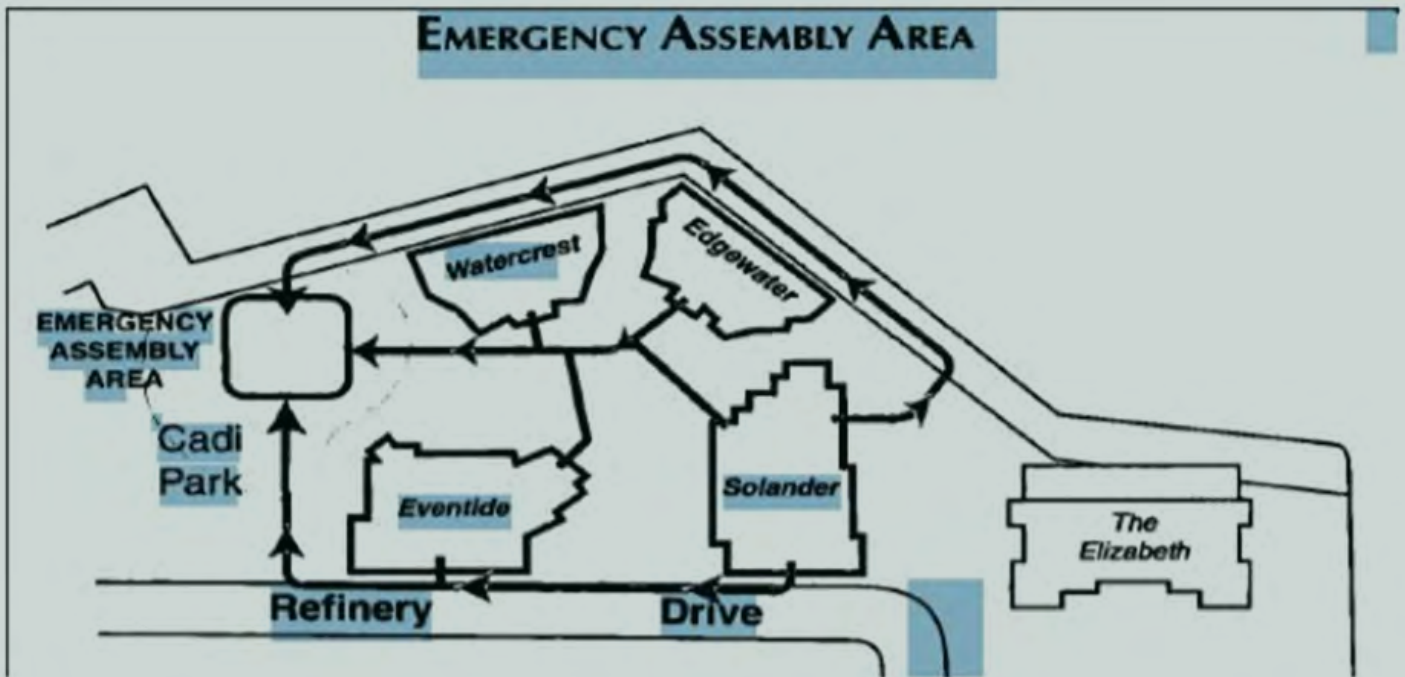
**Do not open the front door as this will cause the central fire alarm to activate causing a building evacuation and response by the fire brigade.**

**Residents can be charged for the fire brigade response cost of over \$1500 per call in such events.**

All apartments, including the foyers, hallways and basement, have an internal speaker that will only operate in fire emergencies and during regular testing.

It is important you make yourself aware of the **Evacuation Instructions Map** for your building. **Please do this now if you have not already done so.** This is displayed in the foyer and/or garbage room on **every floor of all buildings in Regatta Wharf.**

Here is an example of the map (note the instructions on the map are different in each building):



There are two fire safety cupboards on each floor containing **fire hoses and fire extinguishers**. It is very important you familiarise yourself with how to operate these in an emergency.

Each floor has **fire stair entrances**. **These fire doors must be kept closed**, and the area in front of them kept clear at all times. There are two in both Solander and Eventide, and one each in Edgewater and Watercrest.

**NOTE:** If you have **mobility issues**, it is important you notify the Building Manager so your details can be recorded for emergency services personnel.

If an **EVACUATION ALARM** is activated it is vital for your own safety that you:

- **EXIT THE BUILDING IMMEDIATELY VIA THE FIRE STAIRS**
- **DO NOT USE THE LIFTS**
- **GO TO YOUR EMERGENCY ASSEMBLY AREA**
- **REMAIN OUTSIDE THE BUILDING UNTIL FIRE BRIGADE PERSONNEL ISSUE AN ALL CLEAR FOR YOU TO RETURN TO YOUR APARTMENT**

It is not up to Security, Building Managers or Strata Committee members to be involved in these decisions. Once a Fire Brigade is in attendance at a building the Brigade personnel have **TOTAL CONTROL** of the situation until the All Clear has been announced.





## Flexible Hoses (avoiding costly water leaks)

The flexible hoses under the sinks (in the kitchen, laundry and bathrooms) as well as those leading to and from various appliances (dishwashers, washing machines, plumbed fridges) **need to be inspected regularly**. They last a maximum of 10 years after which time they wear and split, causing extensive damage. A plumber will check if it is necessary to replace the hoses. Failure of these may cause flooding in your apartment with resultant damage to your floor coverings and furniture, as well as potential personal liability if water damage occurs to other apartments.

Please call **Troy Morris on 0416221468** to have your hoses inspected. He is experienced with this in Regatta Wharf and can replace the hoses if necessary.

## Food Scraps

A food waste recycling bin (brown lid) is located on Parking Level P1 near the Goods lift. Residents are asked to dispose of their food scraps securely in an approved compostable bag (preferably double bagged) or wrapped tightly in newspaper. **DO NOT** use ordinary plastic bags. The Building Manager can assist if you wish to join this scheme.

Note: Compostable bags are currently available from Woolworths, Coles, Officeworks and [myecobag.com.au](http://myecobag.com.au). They are identified on the wrapper as "compostable".

## Foyers

Please note that on every residential level of the four Regatta Wharf buildings the **foyers must be kept clear at all times in accordance with strata by laws and fire regulations**. This means no personal items are to be stored or left in the lobby outside your apartment. An exception is an item of furniture or decoration agreed by all owners of the floor, provided it is not a safety risk.

It is also vital the **fire doors be kept closed at all times when not in use** and the **area in front of them be kept clear**.

## Garbage and Recycling Disposal

There is a small garbage room on every floor of Regatta Wharf with a waste chute and two tubs, one for plastics and bottles and the other for paper. Plastics and bottles should be separated from paper to minimise bin cleaning demands. Please take note of the signs in the room, and do not leave items in there that do not fit into the tubs.

Larger items should be taken to the Loading Dock area on Refinery Drive, accessed by using your fob to open the roller door from the street or by the goods lift from P1 of the car park. Please take note of the signs in this main collection room and dispose of rubbish responsibly, recycling where possible.

In the Loading Dock there are specific bins for:

1. Cardboard – yellow lid bin - cardboard boxes must be **FLATTENED**
2. Green waste – please ensure only green waste and **NO** plastic bags
3. Light globes
4. Useable clothing for recycling – large white bin
5. Nespresso pods (no other coffee pod brands can be taken)
6. Electronic goods - tray for electronic goods and batteries

There is also an area set aside for larger items. Our professional cleaners arrange periodic council pick up. Please note there are some items that **MUST NOT** be left there – these include mirrors and glass, building materials, chemicals, car batteries, carpets.

If you have items in good condition, particularly furniture and small appliances, please consider donating them to Pyrmont Cares, a local organisation that recycles furniture and whitegoods to people in need. For details see <http://www.pyrmontcares.org.au>

Note that in addition to the various recycling bins in our Garbage Room, the City of Sydney Council has a free “doorstep recycling” service <https://doorsteprecycling.com.au> for small items including e-waste, empty pharmaceutical blister packs, x-rays, clothing, batteries, polystyrene and more.

For a detailed list of what they accept and instructions on how to book, go to their website: <https://www.cityofsydney.nsw.gov.au/waste-recycling-services/book-doorstep-recycling-collection> Please designate the pick up area as “covered side entrance to Regatta Wharf, 36-42 Refinery Drive, Pyrmont 2009”.



## Garden

Our beautiful gardens are maintained by our professional gardeners as well as a group of volunteer residents. Please do not let children play unsupervised in the garden or on common property.

The Garden Sub-Committee meets monthly to plan the garden and liaise with the gardeners.

Anyone interested in joining should let the Building Manager know, and a member of the Garden Committee will contact you.

The herb garden is near the waterfront gate for use by all residents. There is also a lime and a lemon tree. Please be mindful it is a shared facility, and take only what you need at the time.





## Insurance

The OC is responsible for insurance coverage of the building, common property contents such as common furniture and equipment, and Lot Owners' fixtures and fittings including any fixture permanently attached to the building (conditions apply).

Items not normally covered by strata insurance include general household goods, appliances, lights, carpets, floorboards, furniture, electrical items, jewellery and any other personal belongings.

Owners and residents need to assess for themselves whether they wish to take out their own Contents Insurance policy.

**NOTE:** Strata insurance can be confusing. If you are unsure whether Strata insurance can cover any damage you incur please contact the Strata Manager at [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au)

## Intercom

Our intercom is a Bells Access Bticino Classe 100X WIFI handsfree 5" LCD colour video monitor, Smartphone-connected when using unit WIFI and the free Bticino app.

Please note instructions for the intercom handset and scan this QR code to download the full manual.



## Internet

Residents are responsible for making arrangements with their own internet providers. Some use NBN providers and others have chosen TPG which has installed "fibre to the building", a fast speed alternative to the NBN. You must investigate your own options.

## Jacksons Landing

Regatta Wharf is part of the Jacksons Landing Community Association and residents have access to their community facilities.

Bookings for The Station (a hall on Bowman St near the Security Office) and the tennis courts can be made through the Resident Services Manager (RSM) at the Estate Management Office during business hours on 8565 9400.

Access to the Glasshouse pool and Gym complex on Bowman St is via a resident's fob.

A useful site regarding Estate news, facilities and by laws is <https://jacksonslanding.net.au>

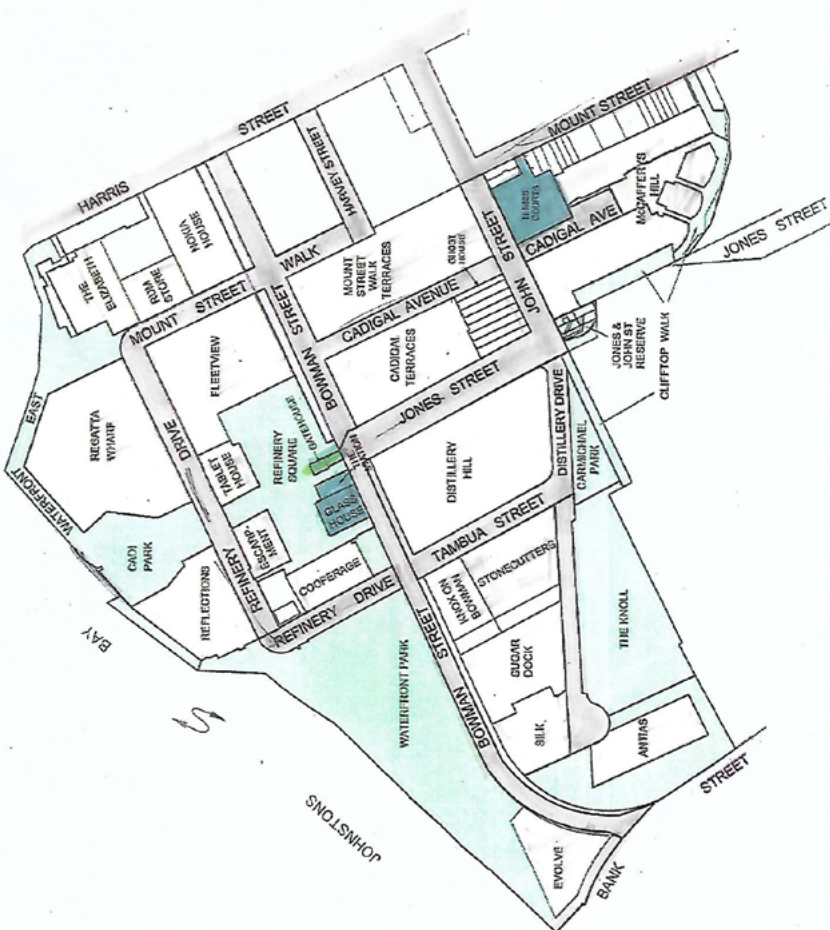
A monthly What's On newsletter is distributed into

letter boxes listing the many community activities on offer. These include community dinners, yoga, walking groups, book clubs etc.

There are two Facebook pages you may find interesting: <https://www.facebook.com/groups/jacksonslanding/> which is helpful for keeping up to date with events and items of interest in Jacksons Landing and Pymont.

<https://www.facebook.com/groups/PymontLocals/> for local events, favourite places to eat and drink, special offers from local businesses, services in the Pymont area, lost items or pets, and various classes.

## Jacksons Landing







## Justice of the Peace

Three JP's are currently available within Regatta Wharf during business hours only.

*Ian MacDonald*, Regatta Wharf resident and SC member

Tel: 0411 021 024

*Joseph Seremet*, Our Building Manager

Tel: 0438 532 367

*A member of Raine & Horne City Living Real Estate Agents on the eastern bayside ground floor of Solander*

Tel: 02 8586 7800

## Keys

On arrival you should receive the following keys and remote devices:

- Your apartment front door key/s
- Fob/s for access to buildings, pool, mailroom etc.
- Remote air key/s (1 or 2, depending on allocated car spaces) for garage access through the boom gate and grille gate
- Mailbox key
- Code to the key safe if one is installed in the garbage room on your floor
- A key that opens both the waterfront grille gates (from Cadi Park and between Edgewater and Watercrest) as well as the padlock in the car wash/EV bay.



## Lost Keys

All fobs and air keys are numbered and allocated to an apartment. This information is maintained by Jacksons Landing Security on behalf of the Community Association and all Strata.

If a resident loses their fob or air key, they must complete a form provided by the Residents' Service Manager (45 Bowman St) or the Jacksons Landing website. There is a charge of \$25 for a fob and

\$60 for an air key, payable by credit card when the completed form is submitted.

Please note the Building Manager has no master key for apartments. If you lock yourself out of your apartment you will need to call a locksmith at your own expense.

## Mail Room and Deliveries

The Mail Room is secured, with access limited to residents and mail personnel, including AusPost. You should arrange for deliveries to be left in the Mail Room if possible.

For anything that cannot be delivered to the Mail Room, **please advise your supplier that the goods must be placed on or under the white table in the main foyer and not left in the small main entry foyer.**

Parcels need to be **collected promptly.**

Large items (e.g. white goods, large items of furniture) **must be delivered via the Loading Dock and Goods Lifts.** Please make arrangements with Security several days in advance, who will arrange lift padding if needed and advise the Building Manager.

**NOTE:** Trolleys are not permitted in the foyers.

## Moving In/ Out

**All moves in and out must be booked in advance with the Resident Services Manager (8565 9400) or by visiting the Estate Management Office on Bowman St.**

A bond is payable against any damage to common property.

The Building Manager must also be notified to ensure that your move does not conflict with others.

Protective curtains and carpet need to be installed in the lifts prior to any deliveries. Access between the apartments and removalists' transport must **only be via the loading dock, NOT through the main foyers.**

It is more time efficient and cost effective to arrange for your removalist to provide a smaller vehicle to move your goods between the lifts at parking level and the removalist van on the street. **Large vans cannot enter the parking levels - there is a height restriction of 2.1 metres.**

Forms with instructions are sent out by the Building Manager as soon as he is informed by the real estate agent, resident or Security that someone is moving in or out.

## Noise Complaints

1. Residents can only generate noise to the level permitted by Council's noise regulations, or such noise that will not unreasonably interfere with the peaceful enjoyment by other residents of their lot or Common Property.

2. Excessive noise emanating from within Regatta Wharf or our nearby neighbours should be reported to Security.

3. Late night noise disturbances emanating from the bay, including shipping, should be reported to the Port Authority NSW on their 24/7 contact numbers 02 9296 4999 or 02 9296 4962.

4. If immediate action is required to silence a late-night noisy party boat, contact the Maritime Police who are just across the bay from us on 02 9320 7499.

5. Water and land-based persistent invasive noise from outside Jackson's Landing, e.g. from Pirrama Point Park, may be reported to the Environment Protection Authority on 13 15 55.

6. For land-based parties or similar with excessive noise you can also contact the Police Assistance Line (non-emergencies) on 13 14 44, or Police City Central Command on 02 9265 6499.

## PARKING:

### Resident Parking

You may park only in your designated car space/s on the title of your unit. If you have more vehicles than car spaces, contact the City of Sydney Council to see if you are entitled to an AREA 20 street parking permit.

<https://www.cityofsydney.nsw.gov.au/transport-parking/apply-residential-parking-permit>

You may also be eligible to apply for a limited number of street visitor parking permits.

<https://www.cityofsydney.nsw.gov.au/transport-parking/apply-visitor-parking-permit>

This depends on your number of bedrooms and car spaces, and you will need to tell the Council your specific address.



## Renting of Car Spaces

If you have an unused car space you plan to rent out, note it can only be rented to **people who either reside or work in Regatta Wharf.**

If you are a tenant, you are reminded that letting to anyone not residing or working within Regatta Wharf constitutes subletting and is in contravention of the Regatta Wharf DA. The LEP states the need to ensure that tenant car parks are not occupied by persons other than occupiers of the building or land on which the car park is situated.

## Visitor Parking

As previously noted, the Visitors' Car Park is for **genuine short term visitors** to Regatta Wharf.

Visitor spaces are intended for short-term, infrequent and occasional use and not to be used on a regular basis unless authorised by the SC.

Maximum use has been set at **up to 24 hours in any 7-day period or 3 consecutive days in any one month period.** Extensions to Visitor Parking can be requested via the Strata Manager or the

## Pets

We are a pet-friendly strata and our by laws allow for one approved pet per apartment. You must first obtain written consent from the SC before bringing the pet into the building.

Please check the relevant by law. If you are leasing, you also need to ensure that your lease permits a pet. Applications are available from the Strata Manager's website [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au) or directly from the Strata Management office if you do not have access to the website.

If you wish to rent an additional car space within the building, the Building Manager may be aware of spaces that are available. There is no list and it is rare that spaces become available, but he can be a point of contact if needed. You can also put a note on the noticeboard in the mail room expressing your interest in renting a spot.

Building Manager but are subject to approval by the SC.

Regatta Wharf is the only strata scheme in Jacksons Landing that does not require residents to pre-book access to Visitor Parking spots via the Security Office. We need our residents to respect the Visitor Parking arrangements for this to remain viable.

By laws require that pets are always **either on a leash or carried when in common areas, including the gardens.**

**Pets are not to use the grass or gardens within the complex for toileting.**

All residents who have approval for pets must ensure there is no disturbance to other residents such as constant barking or the pet being let loose in the garden area.

## Repairs and Maintenance

The OC is responsible for the upkeep, repairs and maintenance of all common areas of the buildings and garden. Owners are responsible for maintenance of anything within their apartment. For example, the OC is responsible for pipes and cabling within walls, floors and ceilings but owners must ensure the pipes and hoses within their apartment are regularly inspected and in good condition.

This is **especially important regarding the silver/grey flexi hoses leading to taps in the kitchen and bathroom as well as any piping in your laundry** (see the section “Flexible Hoses” above). These pipes have a lifespan of about 10 years and can suddenly split, causing a flood that affects both you and your neighbours.

**Any water or gas leaks must be attended to promptly to avoid serious damage to your and/or neighbouring apartment/s.**

The Building Manager will be able to help you identify who is responsible for any repairs. The Building Manager needs to be advised in advance of any works that are going to be conducted in an apartment so all precautions can be met such as isolation of the fire system, attaching temporary protective covers to the lifts etc.

If works are to be conducted over several days, a schedule of work is required so neighbouring apartments can be notified.





## Renovations, Building Works and Hard Floors

If you are new to Strata living, you may not realise that renovations to your apartment may require approval. You need to **contact the Strata Manager before commencing works for application forms and details of what you can and cannot do**. Only limited cosmetic work can commence without prior approval.

### *In brief,*

Cosmetic Building Works are self-explanatory and defined in the legislation as:

1. Installing/replacing hooks, nails or screws for hanging paintings and other things on walls
2. Installing/replacing handrails
3. Painting within your airspace
4. Filling minor holes and cracks in internal walls
5. Laying carpet
6. Installing/replacing built-in wardrobes
7. Installing/replacing internal blinds and curtains

unless any of these works would significantly change the appearance of the building or affect any other lot.

**Minor Building Works** do not affect the actual building fabric and are defined in legislation as (but not limited to):

1. Renovating a kitchen
2. Changing recessed light fittings
3. Installing/replacing wood or other hard floors
4. Installing/replacing wiring or cabling or power or access points
5. Work involving reconfiguring walls
6. Removing carpet or soft floor coverings to expose underlying wood or other hard floors
7. Installing a reverse cycle split system air conditioner

**Minor building works** require approval by the SC before they can commence. Please notify the Building

and Strata Managers who will advise you of the requirements, including permitted hours of work. The Building Manager will also assist by advising other residents out of courtesy so they are aware when any noisy works will occur. You may not realise it, but drilling or hammering noises can be heard throughout your building!

**Hard floors** - Regatta Wharf has strict rules on soundproofing to protect the amenity of other residents. New floors require acoustic testing BEFORE and AFTER installation. There is a specific application available from the Strata Manager.

**Major building works** are anything that does or could materially affect or impact on other Lots or common property such as renovating a bathroom, installing tiles, or a large-scale renovation of the Lot. These works require a detailed application to be submitted with a work-specific by law drafted by a Strata specialist solicitor for approval of the OC at a General Meeting.

A bond payment and documents signed by both the owner and building company must be received by the Building Manager before the works begin.

**NOTE: Please check necessary requirements before you commit to the timing of your renovation with a contractor. Permitted hours of work: Mon-Fri 8am-4.30pm only. Not permitted Sat, Sun or public holidays.**

If you are unsure whether your renovation is cosmetic, minor or major please contact the Strata Manager on [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au) to discuss.

If you need help identifying a contractor, you may want to check with the Building Manager. While he can make no specific recommendation, he may be able to advise who the Strata uses and potentially who other residents have used. You remain responsible for checking their suitability for your work.

## Security

Security operates **24 hours a day, 7 days a week** from their office near the Glasshouse pool. Security officers are employed by the company contracted by the Community Association and every strata in Jacksons Landing. Their primary role is to monitor and secure the community facilities of Jacksons Landing and the common areas of the Strata plans.

**Tel:** 02 8565 9494 or 0497 169 959  
[security@jacksonslanding.org.au](mailto:security@jacksonslanding.org.au)

## Sewerage

Regatta Wharf sewer systems involve a holding tank in the garden that connects with the main sewerage system. Unblocking sewerage systems can cost many thousands of dollars. For additional information see <https://www.sydneywater.com.au/education/programs-resources/sydney-water-campaigns/toilet-blockers-anonymous.html>

**Do not flush any fabric other than toilet paper down the toilet.** Tissues, paper towels, wet wipes

## Short Term Letting

Regatta Wharf's by law **specifically prohibits short-term rental arrangements in an apartment that is not an occupier's principal place of residence.**

## Smoking, Smoky BBQs and Odours

The by laws for Regatta Wharf prohibit smoke or odours in general emanating from a Lot onto common property or into another Lot. This means that, while you are allowed to smoke or BBQ within your Lot, you must take measures to prevent this smoke or odours from exiting your Lot in detectable concentrations.

Residents can contact Security with any concerns regarding noise within a Strata (though not on public land), mechanical issues (lift stoppage or water failure) and security breaches etc.

If you forget your key and lock yourself out, Security may be able to help you re-enter the building and access your floor but cannot help you access your apartment. An approved key safe in the garbage room on your floor is a helpful way to alleviate the need to call a locksmith. Please see details under "Access" (above).

and the like do not break down and can block your toilet and the sewer.

**NOTE: "disposable wipes" do not break down despite the claims of their manufacturers and commonly cause blockages.** Only toilet paper is designed to disintegrate in our pipes. It is **vital** all wipes and tissues other than toilet paper are put in the garbage bin, **not in the toilet.**

Such apartments must not be listed on any short-term online booking system. Full details of the by law are available from the Strata Manager.

While your balcony is considered to be within your Lot, smoking is effectively prohibited on balconies as it is not possible to prevent the smoke entering common property.

**Smoking is prohibited on any part of the common property.**



## Storage

Storage is not permitted in car park spaces or common areas without an approved storage unit. The by laws specifically prohibit storage of any items other than vehicles in the car spaces, including bicycles and shopping trolleys.

Additional storage is possible with an approved storage unit. Contact the Strata Manager for application details, permitted installers, and requirements such as required distance from fire sprinklers.

## Strata Manager

The Strata Manager assists the Owners Corporation and Strata Committee to deal with their statutory obligations, including:

- Maintaining financial records
- Preparing accounts and tax returns
- Issuing quarterly levy notices and following up unpaid levies
- Preparing meeting agendas and minutes
- Managing insurance claims
- Issuing letters and notices to enforce rules and by laws
- Processing applications for pets, building works, storage cabinets etc.

You should contact the Strata Manager if you:

1. Have queries about Strata living or Strata legislation.
2. Have queries about the role of the Community Association.
3. Are lodging an application to the Owners Corporation for permission to keep a pet, building works, floating floor, storage cabinet, additional fob, etc.
4. Are making changes to your details on the Strata Roll.

**Nothing should be stored on top of the cabinets or in front of the lower wall ventilator panels as this could interfere with the fire sprinklers and ventilation.**

5. Have queries about the levies.
6. Have queries relating to minutes of meetings.
7. Wish to direct correspondence to the Strata Committee.

The Strata Managers for Regatta Wharf are Helen Wells and Raymond Rez, Acumen Strata.

**Tel:** 02 7253 5820

**Email:** [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au)

**Address:** PO Box 455 Newtown NSW 2042

## Swimming Pool, Gym, Spa and Sauna

We are well provisioned at Regatta Wharf and not only have our own facilities but also access to the Jacksons Landing Glasshouse Pool and Gym.

Please carefully read the "Conditions of Use" posted in both the pool and gym areas, and ensure you observe these out of courtesy to other residents.

Opening hours of the Regatta Wharf Pool and Gym are **5am to 11pm**.

Please ensure the door to the sauna is closed after use, and lights are turned off in the pool area when not in use.

Please also ensure the gym window is closed if using air conditioning.

## Windows and Washing

The Jacksons Landing Community Association has a set of common architectural standards for all Jacksons Landing strata properties. This includes:

- Visible clothes drying on balconies is prohibited.
- Objects and substances must not be dropped from balconies.
- Window treatments (curtains, blinds etc) that can be seen from outside are to be white.
- Light fittings on the verandas must not be changed.





