

Stonecutters & Knox on Bowman Visitor Car Parking Procedure

22 June 2010

Background

The Development Consent on which the Stonecutters/Knox-on-Bowman visitor car parking provision was determined sets the permissible number of spaces at 14. A variation was allowed to the developer to reduce this number to 9 pending the completion of Stage 3 (Sugar Dock) after which the additional 5 spaces making up the full provision would be available. However, the number of available spaces was subsequently reduced to 6 (43% of the required number) due to necessary rectification work on the building structure. Recently the number was restored to the interim number of 9 (65% of the final number) and by about end-2010 the final number should be available.

Residents will be aware that in this interim period there have frequently been severe shortages of visitor spaces, brought about by this shortfall from the full development consent and aggravated by breaches by some residents of the by-laws of both buildings.

Revised Provisional Visitor Car Parking Management Arrangements

New arrangements will be introduced on Monday 28th June, this will involve the use of lockable bollards in all useable visitor car spaces.

Experience obtained from the use of the new arrangements will be used to help guide later decisions about how such parking can best be regulated when the full **fourteen** spaces become available later this year.

Who Can Properly use the Visitor Car Spaces?

The By-Laws of both Stonecutters and Knox-on-Bowman exclude any resident from using the visitor car parking spaces. They are to be used only by short term visitors for continuous periods of up to eight hours. All spaces are currently accessed from the car park entrance off Tambua Street.

How to Arrange for the use of a Visitor Car Space

When a car space is not in use by an approved short term visitor, bollards should be set in the locked position. Application for use of a visitor car space is to be made by the sponsoring resident to on-duty Security staff at the Gatehouse on Bowman Street. Provided a space is available, Security will issue the related bollard key to the resident and record the resident's name and contact details and the name and car registration number of the intended visitor.

Immediately after the visitors departure (no more than 8 hours after the time of issue of the key) the bollard must be re-locked and the key returned to Security and logged off. Security will provide the Building Management committee with a periodic report of these records.

Visitor Access to the Parking Area

Access to the visitor parking area is via the left-hand boom gate on entering the car park. The visitor must make contact with the sponsoring resident by using the intercom panel before the right hand boom gate and the resident will then raise the boom gate and unlock the bollard at the allotted car space. On the visitor's departure, the bollard must be re-locked and the key returned immediately to Security.

Inappropriate Use of the Bollard System

It should be obvious that the bollard system will provide efficient use of the limited number of visitor car spaces only if their use is maximised by avoiding blocking spaces for extended periods before or after the visitor is parked in the allotted space.

Inappropriate or careless use of the bollard system may result in one or more restrictions or penalties:

- * Removal of the lock and installation of a new lock;
- * An administrative fee of \$120 being charged against the offending resident for costs associated with the bollard key replacement;
- * A ban being imposed on the issue of bollard keys to the offender for up to 3 months.

Issued by authority of the Stonecutters/Knox-on-Bowman Building Management Committee