

# Level 4 Terrace Facilities Rules

Book the BBQ facility through <https://108reflections.com.au/#/bookings>

(a) When using the Terrace Facilities, a Member and an Occupier must ensure that:

- 1) children below the age of 13 years are not in or around the Terrace Facilities unless accompanied by an adult Member or Occupier exercising effective control over them;
- 2) the Member's or Occupier's guests only use the Terrace Facilities if accompanied by the Member or Occupier and the Member or Occupier acknowledges that, except as provided under rule (g)(7) below, no more than 4 guests per Member are permitted at any one time without the Manager's prior consent; and
- 3) alcohol is not taken into or consumed around the Terrace Facilities, except as otherwise permitted by the Owners Corporation and subject to any conditions which the Owners Corporation may impose with respect to such consumption.

(b) Members and Occupiers may only use the Terrace Facilities between the hours of **8:00am to 10:00pm** (or such other hours determined by the Manager) unless the consent of the Owners Corporation is obtained to use the facilities outside of these hours.

(c) All users of the Terrace Facilities do so at their own risk. The Owners Corporation, its agents and employees and contractors are not liable to the user or to any person using or entering the Terrace Facilities for personal injury or for damage to, loss or theft of any property brought into the facility; however caused, unless caused by negligence on the part of the Owners Corporation;

(d) Each Member must observe the Terrace Facilities Rules in relation to the Terrace Facilities and must ensure that any invitee does not use the Terrace Facilities except in accordance with the following rules or such other rules as determined pursuant to any rules of the Owners Corporation.

(e) The Owners Corporation may make additional rules relating to the use of

the area in which the Terrace Facilities are located.

(f) Any of the below listed have the right and power to stop a function at any given time:

- 1) the Manager or a member of its team;
- 2) a member of emergency services;
- 3) a security guard appointed by the Owners Corporation; and
- 4) an authorised agent of the Owners Corporation.

(g) A Member must not, and must ensure that the Occupier of a Member's lot does not use the barbeque area without observing the following rules:

- 1) **Bookings** are required at all times to be registered in the booking system used by the Owners Corporation or Manager from time to time.
- 2) Members and Occupiers must ensure that barbeques are available and not pre-booked prior to accessing the area for intended use.
- 3) Only Members or Occupiers may book the barbeque area. A Member or Occupier can only book one (1) barbeque area at any one time.
- 4) Members and Occupiers requiring more than one barbeque area (when only a single Lot owner booking) must book through the Manager. A cleaning fee may be charged with multiple barbeque area bookings.
- 5) Bookings are limited to two months in advance and no block bookings are allowed. All bookings must contain unit number as well as Member's or Occupier's name. Bookings accepted for a maximum period of **two (2) hours**, cancellations must be advised through the appropriate booking system.
- 6) Members and Invitees may continue after initial two (2) hour booking period on the proviso there is no other booking or until another member wishes to use the area.
- 7) Invitees must be accompanied by an Occupier at all times and be limited to fifteen (15) (not including Member or Occupier of booking lot) per Lot unless prior approval is provided by Owners Corporation.
- 8) All Members must ensure that the barbeque area is cleaned after use and remove all equipment, food, utensils, etc from the area when vacating and clean all surfaces. The Owners Corporation reserves its right to clean any area and or repair any damaged caused and charge the member or occupier for the costs incurred.
- 9) **Smoking** is **NOT** permitted at any time in the barbeque area.



REFLECTIONS

NORTH MELBOURNE

## **Booking for Exclusive Use of Level 4 Terrace**

According to a recent resolution of the Owners Corporation Committee, bookings for exclusive use of Level 4 Terrace will be accepted on the following additional conditions:

- For a maximum period of two hours
- Not made on Australian public holidays
- For a maximum of 50 guests

Please email [bm@108reflections.com.au](mailto:bm@108reflections.com.au) to book for exclusive use of the Terrace.