

Millbrook Estate

A summary of important by-laws

Please take a moment to read these by-laws which are for the benefit of all occupants and created to ensure your community is an enjoyable, harmonious environment to live in.

Appearance

- Occupiers must not hang washing, clothing or other articles on any part of their Lot in such a way as to be visible from outside their Lot.
- Windows must not be covered with aluminium foil or similar reflective material or tinted. Curtains, blinds and shutters visible from outside the Lot, must have colours that are sympathetic to the tones of the scheme – should you have any concerns, then this should first be put to the body corporate for approval.

Animals

The body corporate will consider applications to keep a pet, subject to various conditions:

- The pet must not cause a nuisance (noise and offensive odours).
- The pet must only be upon the common property when restrained by a leash and for the purpose of entering or exiting the body corporate land.
- All defecation is to be collected and disposed appropriately.

Applications may be made to the body corporate manager and no pet is permitted until the body corporate has considered the application and granted approval. Tenants must also obtain the approval of the owner of the lot.

Noise

No activity must be carried out in any Lot or on Common Property that may become an annoyance or nuisance to the neighbourhood or which may interfere with the peaceful enjoyment of the occupiers of other Lots.

This includes:

- No loud noises, exterior speakers, sound devices, noisy vehicles etc.
- Musical instruments, audio visual equipment including TV's, stereos, computers and the like shall be controlled, and between the hours of 10pm and 8am not audible to other Lot occupiers.
- Musical instrument practice is to be restricted to one hour and no more than 3 hours on any day, between the hours of 8am and 10pm.
- Guests and occupiers leaving and entering the buildings and Common Property, especially at night and after 11pm.

Children

Children must be supervised by an adult at all times when on the common property. Children should not play on parts of the common property which is used by motor vehicles - for safety reasons.

Skateboards, scooters etc. are not permitted on pathways and roadways.

Swimming Pool and Gym Area

- Children under 10 years of age and must be supervised by an adult at all times when at the swimming pool and gymnasium.
- The swimming pool must not be used between the hours 10pm and 6.30am.
- No glass items to be taken into the pool area.

Parking

Occupiers must not park on any parts of the common property or in visitor parking bays.

Contact Details

1. Caretaker

The Caretaker is to be contacted with regards to any building, tradesman or similar issues.

Gareth and Natasha Anderson
Tel: 07 3268 3843
Mob: Gareth: 0406 531 433
Email: millbrookhomes@gmail.com

2. Body Corporate Manager

The Body Corporate Manager is to be contacted in the event of any administration or approval issues

Mr Craig Brennan
QBS Strata Management
Tel: 07 5519 9000
Email: craig@qbsmanagement.com.au