

# LEVEL 6 BBQ AREA AND FACILITIES: BOOKINGS & CONDITIONS OF USE

## BOOKINGS

- The facilities on the L6 roof top area is available for use by residents and their guests between 7am and 10pm daily. The area provides kitchen facilities, a gas bbq and seating. The area is available to be used by residents if it is vacant, however priority must be given to residents that have booked the facility via Building Link. Bookings may be made for periods of up to and including 4 hours.
- Only building residents registered on the BuildingLink system (go to reservations) are permitted to book the area and reservations are approved on a first come, first served basis. All reservations shall be made via the BuildingLink system at least 48 hours in advance of the requested date.
- Due to COVID-19 restrictions use of this area is currently restricted to one household at a time with a limit of 5 persons. All persons must be members of the same household, visitors are not permitted. The Resident making the booking must be present **at all times** during the reservation and ensure that all guests are aware of and adhere to the Conditions of Use.

## CONDITIONS OF USE

### SAFETY AND BEHAVIOUR

- Any activities which may cause annoyance, disturbance or injury to other users or residents are STRICTLY PROHIBITED. Residents and their guests must exercise the Responsible Service of Alcohol; drunk or inappropriate behaviour will not be tolerated and will constitute a breach of the reservation conditions. Management reserves the right to disallow future usage to any person(s) whose activities are found to cause annoyance or disturbance to other building residents which constitute a breach of building by-laws.
- The L6 facilities area is not to be altered in any way including the adjustment of fixtures and the hanging of items on electrical or other fittings. No items, including food and drinks are permitted to be placed on balcony ledges or railings in the area at any time. The use of fireworks, flammable liquids and open flames in or around the BBQ area in any form is not permitted.



- Smoking of any substance is not permitted at any time in the area or any other common area of the building.
- Children under the age of 12 must be accompanied and supervised at all times by their parents or adults who shall be responsible for their safe and proper behaviour.
- All Residents and guests use the area at their own risk. The hirer assumes full liability for any injury or damage that may occur to guests while using the area and the hirer indemnifies the Owner's Committee against such injury or damage.
- The maximum number of persons in the BBQ / Common area at any time is currently 5 persons.
- The hirer must obey instructions from Building Management at all times. Prior approval is required if the hirer requests any variation of any of the above conditions.

## **CLEANING AFTER USE**

- Residents and their guests must ensure that the area is thoroughly cleaned after use to their original, acceptable standard. This includes:
  - Wipe down of all benchtops, tables, kitchen sink area and outdoor furniture (if required)
  - De-grease and clean of all scraps, fat and oil residue from the BBQ hot plates.
  - All rubbish placed in the bins provided. Recyclable material including glassware is to be placed in the appropriate disposal area in the building. Left-over food or rubbish must not be left in the sinks or in any other part of the area.
  - Seating and furnishings must be returned to a neat and tidy state after use.
  - All loose material on the floors is removed and any spillages are mopped /wiped.
  - No food, decorative, personal or any other items are to be left in the area after use
- Any additional costs incurred by Management in cleaning the area to an acceptable standard after use shall be borne by the Resident responsible for the booking and may be on charged to owner levies. Any additional costs incurred by Management due to loss or damage to the areas fixtures and fittings, furniture and benches and surrounding property caused by themselves or their guests shall be borne by the Resident responsible for the booking and may be added to the owners levies.

We appreciate your co-operation.

## **BUILDING MANAGEMENT**

