



# Museum Towers Newsletter

*Autumn Season: March 2007*

*Museum Towers distributes a quarterly newsletter to inform residents of general building information. Summer is now over and the new year has set off with great speed.*

**Annual fire test:** We recently undertook the inspection of all apartments and suites for fire safety. The technicians will need to re-attend some apartments to make alterations to doors. You may also receive notification regarding installation, relocation or updating needed to smoke alarms within apartments. Some apartments will also need to have locks changed and bolts or chains removed. Please ensure that you read the notices put under your door regarding necessary changes and organise changes or access for technicians as required, including informing your real estate agent where applicable.

**Smoke:** Please be reminded that you should not open your apartment door to ventilate smoke from cooking or cigarettes as this may set off the smoke alarms in the hallway and the fire brigade will attend. Smoking in the common property is illegal and poses threats to the health and property of others. Do not smoke on common property of Museum Towers at any time including in the fire stairs and in the hallways, even when you are near a window. You should never dispose of cigarettes by throwing them out a window or off a balcony as this is dangerous and disrespectful.

**Use of Garbage room and chute:** All garbage should be placed down the garbage chute and recyclable items are to be placed in the black tub inside the garbage room. Under no circumstances should any items be left on the floor. Any items which do not fit in the chute should be taken to the visitors car park for disposal in the large waste bins.

**Furniture disposal:** Please note that you should at no times leave furniture and waste in the common property areas of the building such as in car parks, fire, stairs, cupboards and hallways. Council offers a free collection service each Wednesday if you call to request a collection.

They can be contacted on: 1300 651 301. You must make a booking with the front desk before moving such items down in the lift and always contact council for advice before leaving any items on the kerb.

**Overcrowding & sub-leasing:** Many apartments have people sleeping in lounge rooms, balconies and sunrooms and have people staying for short periods of time. This may be a breach of your lease and can lead to fines and evictions. Actions may be taken against those found overcrowding an apartment or offering short term leasing arrangements.

**Level 5 & 6:** The subdivision work which was being undertaken on level 5 & 6 is now complete and new commercial suites have started to move in. They number from 501-509 & 601-606. New mailboxes and foyer directory boards are to be installed this month.

**Plumbing maintenance:** If your taps or shower heads leak, please have them attended to, or contact your real estate agent as soon as possible. Water is precious at the current time and water from continual leaking can often leak into neighbouring apartments and cause damage.

**Facilities:** Residents are reminded that the common property and facilities such as the pool, spa, sauna, gym and BBQ areas are for the use and enjoyment of *all* residents. Recently the gym equipment has been misused which has led to continual breakages and damage to the equipment. Please read the poster instructions located near the equipment before use and seek instruction from the front desk staff if you have questions relating to the use of the gym equipment. You should report any faults immediately to the front desk and ensure you acknowledge any warning notices on equipment. Please note the following in relation to the level 8 facilities:

- The gym is not for use as a professional training area or to bring groups of friends to use the equipment;
- You should wear appropriate gym clothing at all times including a full clothing and exercise shoes;
- You should ensure that others in the area have reasonable use of the equipment and that you do not monopolise any common areas by your behaviour;
- You should ensure you are completely dry before leaving the poolside area;
- Any music, radio and Television noise should be kept at a low level;
- **\*\*Those found using the facilities inappropriately could have their access privileges to the area revoked\*\***

You should also always ensure that all BBQ areas are left completely clean after use so that others can enjoy use of the area and ensure that you leave and return the key by your scheduled finish time. There is a limit of 20 people to use BBQ facilities at one time. If you have more people than this, you will be required to pre-organise a security guard to be present at your own cost. Those found exceeding the limit of attendees will be asked to leave the area and may be denied future access.

**Local happenings:** There was an exciting visit from the Queen Mary2 and Queen Elizabeth2 into the harbour recently. We have also just finished with Mardi Gras and Chinese New Year celebrations. An additional public holiday has been scheduled for Friday September 7<sup>th</sup> due to the APEC summit as it will affect city transport so don't forget to note this down in your diaries