

## **Guidelines for Petree dwelling residents**

### **Additions and alterations to your unit**

Residents may apply to Management for approval to install additional fixtures or fittings or to make alterations to their Unit. Our concern is that it is safe and that no damage is caused by the installation or alteration and that it will not detract from the overall appearance of the unit and if external that it complements the existing ambience of the dwelling and does not alter the architectural integrity of the dwelling.

### **Common gardens**

Gardens are maintained by the Dwelling Manager. However, if residents wish to look after part or all of the common gardens they are free to speak to the Manager about what they would like to do.

### **Heating and cooling**

Units and the Common areas are heated or cooled by Split-type Mitsubishi air conditioners. In the interests of personal safety, residents are not to use or install any kerosene or lightweight free standing strip or blow heater appliances.

### **Insurance**

The Manager requires that residents arrange insurance cover for the contents of their unit. Damage to the contents of residents unit is not covered by the dwelling's insurance.

### **Maintenance**

Contact the Manager in writing detailing matters concerning maintenance for a prompt response.

### **Local transport**

Public Transport: both rail and bus are within reasonable reach.

### **Emergency call system**

Each unit will have an emergency call facility.

### **Dwelling manager**

A Manager is employed to oversee the running of the dwelling with regards to maintenance and financial aspects.

### **Local council services**

Council services such as libraries and community centres are a short distance from the dwelling.

### **Residents' committee**

A Residents' Committee will be elected when there are sufficient residents in this dwelling. The committee will liaise with residents and the manager with all matters relating to the dwelling. The committee usually consists of all residents and the Manager (by invitation).