



Cammeray Square

RESIDENTS HANDBOOK

'Making Life Easy at Cammeray Square'



IMPORTANT INFORMATION

This Handbook should be read in conjunction with the Strata Management Statement (SMS) and the Owners Corporation By-Laws for Cammeray Square (Strata Plan SP81068) supplied to apartment owners at the time of apartment purchase.

Apartment owners and residents therefore need to ensure they are familiar not only with the SP 80168 By-Laws, but also with the SMS. An important element of the SMS is the Architectural Code, which preserves the design integrity and architectural quality of Cammeray Square and exists to uphold property values for Owners.

Further copies of these and other useful information about living in Cammeray Square can be accessed by visiting the Cammeray Square Owners and Residents website at:

www.cammeraysquare.com.au

CONTENTS

LIFESTYLE & CONVENIENCE!	4
MANAGEMENT	5
LIVING ESSENTIALS	7
GENERAL FACILITIES & SERVICES	8
EMERGENCY CONTACTS	10
MOVING IN & OUT	11
BUILDING REPRESENTATIVES	12
CAR PARKS & PARKING	13
<i>Resident Parking</i>	14
<i>Visitor Parking</i>	16
GARBAGE DISPOSAL	17
KEEPING IN TOUCH	18
LINKS & DOWNLOADS	20
DOCUMENTS & FORMS	21
<i>Owner / Resident Registration</i>	23
<i>Visitor Parking Guide</i>	24
<i>Management Structures</i>	25



LIFESTYLE & CONVENIENCE!

'*Cammeray Square*' offers a whole new dimension in contemporary living - an exclusive development of 39 luxury apartments mingling with shops, cafes and restaurants, medical facilities, and child care centre, cleverly arranged in four boutique buildings around a central landscaped piazza.

Just a bus stop away from the CBD *Cammeray Square* is the new heart of Cammeray - long loved for its village atmosphere, welcoming community and sheer convenience.

Every day of the week residents and visitors alike can enjoy the warm community atmosphere away from the hustle and bustle making the most of the top quality restaurants, cafes and shops that are right there in the '*Square*' to welcome you: Harris Farm Markets, Hudsons the Butchers, Pattisons, Simone Logue, SakeSake and Wild Sage as well as the Cicco Bar, Noodle Hut and Pizza Olla.

For absolute convenience, Cammeray Square offers a large underground shopper's car park with free parking available for the first 2 hours.

And, if that's not enough, just steps away with its own eclectic array of shops, restaurants, and cafes, as well as a Post Office and other essential services is Cammeray Village on Miller Street. Or, to move further afield Cammeray's bus stops serve all directions - the CBD (just 8 minutes in peak hour!), North Sydney, Chatswood, Crows Nest, Neutral Bay, and all stops north to Lindfield.

On the sporting and entertainment front Cammeray boasts many excellent sporting facilities for golf, tennis, bowls, cricket, croquet, football, swimming and other activities. The North Sydney Leagues Club, with its modern gymnasium and exercise pool is a stone's throw away whilst just a short stroll along Miller Street can be found the North Sydney Anzac Memorial Club and North Sydney Oval .

Also within walking distance are numerous public parks such as Cammeray Park, Anderson Park, Primrose Park, St. Leonards Park and Tunks Park many of which regularly host live entertainment - concerts, open air cinema, festivals and other community events.

North Sydney Produce Markets are held monthly in Civic Park, Miller Street, offering a wonderful range of locally made goods and fresh produce.

The Stanton Library in Miller Street is rated as one of the best stocked libraries in NSW.

Churches of major denominations are also within easy walking distance of *Cammeray Square*.



MANAGEMENT

Introduction

'*Cammeray Square*', completed in November 2008, was designed by Marchese Partners Architects, developed by Hamptons Development and built by Southern Cross Constructions Ltd.

Ownership & Management

Lot 1, the 'Residential' component of Cammeray Square, is owned by **The Owners' Corporation - Strata Plan 81068** and managed through its **Executive Committee**. Lots 2 to 5, the Retail and Commercial elements, are owned and managed by **Stockland**.

Both 'Residential' and 'Retail/ Commercial' components, or 'Lots', combine as one premium 'mixed use' privately owned development, the whole of which is managed by a **Building Management Committee ('BMC')** at which Lot 1 SP 81068 Residential component currently holds 53% of voting rights with Stockland, owners of Lots 2-5, holding the balance.

All five Lots are governed by a registered **Strata Management Statement ('SMS')** which sets out the parameters for the operation of the entire scheme. Then, under that, the SP 81068 By-Laws govern the Lot 1 Residential component.

Important

Apartment owners and residents should ensure they are familiar not only with the SP 80168 By-Laws, but also with the SMS. An important element of the SMS is the Architectural Code, which preserves the design integrity and architectural quality of Cammeray Square and exists to uphold property values for Owners.

Day to day both the Residential and Retail/Commercial components are operationally managed through the the **Strata Manager (BCS Building Management Services)**.

Executive Committee

The Lot 1 Residential SP81068 Executive Committee, comprises 7 members including Chairman, Secretary and Treasurer roles and looks after the cost effective management of the Residential component. It also has a number of functional sub-committees as well as providing a representative at the BMC.

Due to the 'mixed use' nature of Cammeray Square the majority of issues and expenses managed by the Executive Committee are in fact incurred by the BMC. As such they are subject to the agreement of the Lot Owners that make up the BMC. This means neither the owners of Lots 2-5 (Stockland), or the owners of Lot 1 (Residential) can do anything that contravenes the Architectural Code or the SMS without agreement from all Owners.



Special Note

As the Lot 1 Residential Strata Scheme is part of a mixed use development, it is important to be aware of and distinguish between **Common Property** within Lot 1 Residential and **Shared Facilities** - facilities shared with other components of Cammeray Square.

Common Property refers to areas or facilities which are within the Residential Strata Scheme. Examples are: the residential electrical meter, the residential hot water system, the entry foyers and apartment hallways. Some of these are shown in the Strata Plan that all owners received on purchase of their apartment, and some are shown in the SMS. The Owners Corporation of the Strata Scheme is responsible for the maintenance and repair of common property

Shared Facilities refers to structures or facilities which are used or enjoyed by two or more components of Cammeray Square. Examples of shared facilities are: the Water Feature, the Plaza, the gardens, the storm water and sewer pumps and others as indicated in the Strata Management Statement (SMS). The BMC is responsible for the maintenance and repair of Shared Facilities.

Plaza Facilities - Conditions of Use

Cammeray Square is a *privately* owned development with the Plaza facilities providing access to the various components of Cammeray Square. It should be noted that it is *not* a public space and certain conditions of use apply. Specifically, and to ensure the comfort and enjoyment of the area by visitors and residents alike, **ball games, bicycles, scooters, motorcycles, skate boards, roller blades, smoking and excessive noise are prohibited.**

See Management Structures in Documents Section



Cammeray Square

LIVING ESSENTIALS

For peace of mind and safe-being residents are strongly urged to familiarise themselves with these important elements of living in Cammeray Square.

Fire Safety & Smoke Detectors

Only public and common area smoke detectors are linked to the fire brigade monitoring service. Smoke detectors inside apartments are not linked, therefore in the event of a fire within an apartment call '000' immediately.

Note: Although apartment smoke alarms are mains-wired please ensure the back-up battery is changed every 12 months.

Fire Alarms & Personal Safety

From time to time fire alarms and evacuation messages may sound throughout all buildings. Whether you believe this to be a real or false alarm for your personal safety you *must* follow the evacuation instructions using your nearest fire escape exit:

When you hear the alarms and the message to “*Evacuate the building*” it is essential that you actually do so and exit your building immediately via the nearest fire escape stairs. Do not use lifts! Go quickly to the assembly area - corner of Miller/Rosalind Streets – south of the Square.

Emergency Services Access

For peace of mind please note that the Emergency Services (Fire and Ambulance) have direct access to all lobbies and hallways. Provision of emergency access arrangements to individual apartments is a matter for each owner or resident.

Electrical Power Failure

In case of power failing in your apartment in the first instance please check your internal circuit breakers and appliances before contacting the [Strata Manager](#) or the [BCS After Hours Emergency](#). Naturally, if the fault lies within your apartment then you will need to call your own contractor.

Hot Water Service Interruption

Should your hot water supply fail please contact the Strata Manager or the BCS After Hours Emergency directly. Note that the hot water service to apartments is centrally supplied and is therefore not something you can fix yourself. Note that hot water is pre-set to a maximum of 50°C.

Lifts Care

Lifts are expensive to service and maintain and impact strata levies significantly. It is critical that lift doors are not held open for too long or knocked by heavy objects. **Lift Protectors** must be used at all times when moving in or out or when moving any substantial items. Contact the Strata Manager for access to these. See also [‘Moving In/Out’](#) .

Plumbing & Other Problems

For any plumbing or other problems within your apartment please contact the recommended contractor who has a good knowledge of the building

Common Property Faults or Problems

For any problems relating to Common Property such as Lifts, Car Park, Pumps in Residents' Car park, or anything else external to you apartment please contact the Strata Manager or the BCS After Hours Emergency.



Cammeray Square

GENERAL FACILITIES & SERVICES

Air Conditioning

Your apartment has its own independent air-conditioning system which is the owner's property and responsibility to maintain and repair. Please note that as per the Strata Plan (#11) you are required to maintain your system in full working order and to have it serviced regularly by a contractor approved by the Owners Corporation. Choices are:

Marshall Air | 02 9601 6600

Accredited Mitsubishi Heavy Industries contractor

Connect Mechanical & Engineering | 02 9950 2497

Max Karavataki | 0408 478 135 | Stockland contractor

Aircraft | 02 9499 4674

Trevor Kane | 0414 428 824

Metier Air Conditioning | 02 9833 7641

David Hooke, Manager | 0419 231 664

Nick Scott | 0416 717 679

When arranging a service please note that your contractor will require access to the main unit which is on the roof of your building accessed by the fire stairs. For buildings A and B access to the air conditioning equipment requires a security key - Building D does not. Please contact the Strata Manager at least a day prior to organise access.

Bicycle Lockers

Bicycle Lockers may be available for a nominal rental to any resident wishing to apply for one - subject to availability and approval by the Executive Committee. Please note however that these are intended only for *'alternative methods of wheeled transport'* and are not to be used for general storage. Applications can be made via the Secretary - Executive Committee.

Appliances

For faults or problems with appliances within your apartment please contact the manufacturer or an appliance service company. The major suppliers are:

Miele Australia | 02) 8977 4200

Fisher & Paykel | 1300 650 590

AEG-Electorlux | Service: 13 13 49 | Spares Parts: 13 13 50

For plumbing or electrical problems please contact the recommended contractor who has knowledge of the building.

Plumber

Michael O'Brien | 0418 800 330

Electrician

Tom Simons | 0411 116 996



Cammeray Square

Communal Responsibility - Common Property

To preserve the premium value and enjoyment of living in Cammeray Square it behoves all residents to help play a part in ensuring that the maintainance of its buildings, facilities and services, i.e. Common Property, is at the highest possible level. Should you become aware of any issue or problem affecting Common Property that needs attention please contact the Strata Manager or BCS After Hours Service directly.

Notices & Noticeboards

Up to date information and notices concerning, or of importance to, all residents are routinely posted in the central noticeboard and at all lift entries of the Residents' Car Park (B2 Level). You are encouraged to review these regularly.

EMERGENCY CONTACTS

Strata Manager / Office Hours

BCS Building Management Services
Brad Louis - 02 9998 4501

Strata Manager / Emergency or After Hours

1300 267 181 or 02 8216 0451

Plumber

Michael O'Brien – 0418 800 330

Electrician

Tom Simons – 0411 116 996

Air Conditioning

Marshall Air – 02 9601 6600

Lift Operations

Schindler Lifts – 13 18 74

Security

KSS – 1300 301 375

Car Park Operations

EzyPark – 1300 787 744

North Sydney Council

02 9936 8100

North Sydney Police

02 9956 3199

Emergency Services Access

Note: Both Fire and Ambulance services have direct access to all lobbies and hallways

MOVING IN & OUT

Responsibilities of Residents (Owners and Tenants)

Notice Period

The CSQ Owners' Corporation and Strata Manager (BCS) require 5 days notice of any incoming or exiting resident's delivery or removal movements.

New Residents Welcome

Subject to availability and reasonable notice, a member of the CSQ Executive Committee familiar with operations of CSQ will be on hand to advise you and answer any questions you may have on the general operation of CSQ.

Moving Times

To keep inconvenience to others to a minimum removals and deliveries may only be made at the following times:

Weekdays 9.30am - 4.00pm

Saturdays 8.00am – 1.00pm

Lift Protectors

Lift protectors must be used for all instances for the movement of larger items and/or substantial quantities of household furniture and goods. Lift protectors are labelled and housed in the designated 'bike locker' near D-South Lift in the B2 (Residents' Car Park). The combination lock code is '1 2 3'.

Lift Keys

Lift doors must not be held open without use of a lift key. If not adhered to the lift control mechanism will be damaged. A lift key may be obtained from your Building Representative.

Other Responsibilities

Owners, Agents and Residents are fully responsible for:

- a) returning lift protectors and lift keys
- b) ensuring all common property areas used, including lifts, are left in a clean and tidy state – free of all packing materials and rubbish
- c) the repair and cost of any damage to common property caused by deliveries or removals

BUILDING REPRESENTATIVES

The following members of the Executive Committee have volunteered, subject to their availability, to act as the representative for all residents in each of the residential buildings. New residents may find this of particular helpful in settling smoothly into their new lives at Cammeray Square.

BUILDING	EC REPRESENTATIVE
A	Chris Luget
B	John Fortey
D North	Philip Samuel
D South	Philip Samuel

Contact details Strata Manager for details

CAR PARKS & PARKING

There are two car parks both accessed via the Amherst Street entrance and are managed, operated, secured and monitored by EzyPark

Retail Car Park (Level B1)

Services retailers, childcare and commercial offices.
First 2 hours free

Open 7am to 11.00pm - 7 days

Residents' Car Park (Level B2)

This lower level car park is for the exclusive use of residents and their visiting guests and comprises 65 residents bays and 10 visitor bays.
Accessible by residents 24 hours - 7 days

There is also a bay car wash bay for use by residents.

Information on accessing and exiting the Residents' Car Park and the Visitors Car Park area is given in the following pages.

A Visitor Car Parking Guide to offer your visitors can be found in the 'Documents' section

Resident Parking

Car Park Tags:

Residents are provided with one Tag for each of the car spaces allotted to their apartment. Tags should be mounted on the dash board with the “Tagmaster” logo uppermost.

Note: The Tag issued to you may not be given to or used by any person other than the bona fide permanent resident.

Entering the Residents Car Park:

1. Drive down ramp from Amherst Street to ticket machine coming to a complete stop at the barrier. If placed correctly on the centre of the dashboard, the tag will open the boom gate. If ‘after hours’ the roller shutter door will also open.
2. Turn hard left following the “Residents & Visitors” signs and proceed to the “STOP” sign marked on the floor next to the blue control box on your right.
3. Allow 3–4 secs. for the sensor to work (green light on sensor unit will flash). This will activate both the roller shutter and boom gate
4. Proceed to your car space on level B2.

Note: If the sensor does not operate the shutter/boom gate, wave it around aiming at the sensor above you. A green light should flash above you. If this still does not work, check that you have parked over the “STOP” sign - this is essential, to activate the magnetic sensor in the floor. (A good positioning guide is that the driver should be directly opposite the blue control box).

If you still cannot enter, press the silver button on the machine next to you (once only) and tell the operator the problem. If you continue to have problems, contact the car park operator as your Tag may need re-setting. (See Contact List for details).

Exiting the Resident’s Car Park:

Stop at the foot of the B2 up-ramp aligning your Tag with the sensor above you. The green light will flash and the gates will open. If not, press the silver button on the blue control box (on B2) on your left hand side and advise operator.

At the B1 level main exit come to a complete stop alongside the ticket machine so the sensor in the roof can read your E-tag and raise the boom gate.

After Hours Entry and Exit

Car park access and egress for residents is 24 hours - 7 days. However, note that the roller shutter to the main entrance is closed from 11.00pm until 7 am the following day.

To exit ‘after hours’ - drive to the “STOP” sign on the floor in front of the shutter and the sensor in the roof will activate and open this roller shutter.



Cammeray Square

To enter 'after hours' - stop in front of the barrier at the ticket machine and your Tag will open barrier and shutter.

Note: If, for some reason, your tag malfunctions and does not open the shutter, it cannot be opened by the car park operator or by pressing the silver button. The only recourse you have is to park in the street and notify the operator next morning.

Warning - 'Time-out'

When entering or leaving the residents car park you should traverse the retail car park on level B1 without delay. Only five (5) minutes are permitted to enter or exit, otherwise you will be charged for parking.

Warning - 'Tailgating'

Tailgating is strictly prohibited - and very dangerous.

Do not attempt to "tailgate" the car in front of you. If you try to "tailgate" someone (to avoid using your own Tag) it is likely your Tag will not work when next used. This could be expensive to fix.

All entries and exits are recorded on CCTV.

Visitor's Car Parking

See 'Visitor Car Parking' Guide

Visitor Parking

'Visitor' parking facilities are provided in the B2 Residents' Car Park for the convenience of visitor/guests of residents. Visitor parking is only intended for occasional, short term visits.

Visitors are only permitted to park in the Visitor Parking Area for a period not exceeding 6 hours and not more than 2 occasions in any 7 day period.

Whilst there is provision - on application in advance - for the Executive Committee to grant an extension or exception for a special circumstance, such requests will not be granted if deemed to be for:

- an unspecified date and/or period
- a blanket or open-ended extension
- a routine, frequent or regular arrangement
- an arrangement that could be interpreted as providing an additional parking space for an owner or occupier, regardless of period or duration of stay

Visitor parking and the use of designated visitor parking areas are subject to the enforceable By-Laws of the Owners Corporation (SP81068). Apartment owners and residents are responsible for their guests/visitors and for their compliance with the By-Laws.

Visitor Parking Guide

A handy 'Visitor Parking Guide' to help visitors navigate their entry and exit to the Visitors Parking Area is provided in the Documents Section

GARBAGE DISPOSAL

A garbage room is provided on each floor, next to the lift.

Food and General Waste:

All general waste must be securely bagged before placing in the garbage chute.

At no time must the chute be used for disposal of any loose items.

Please only use the smaller supermarket plastic bags - larger bags will get stuck in the chute.

Please double bag any messy rubbish to stop leaks etc.

For any oversize bags - do not attempt to put these in the chute. Take them directly to the garbage room near your lift in the B2 car park.

Bottles & Cans

Please rinse out bottles, crush plastic bottles to save space (if feasible) and place in the *black* recycling box provided (do not use plastic bags).

Do not put any glass or plastic bottles (full or empty) down the chute!

Papers & Magazines

Place in the 'blue' recycling box provided.

Cardboard

Please flatten any boxes and cartons and place them in the specially marked floor places in level B2, near you lift.

Large Goods and Household Items for Disposal

Any larger items and any articles such as chairs, stools, pots, cupboards, carpets etc, no longer required **MUST NOT** be placed in the garbage room or left on Common Property. The disposal of such items is the direct and personal responsibility of each resident. Two options are available:

1. Use the North Sydney Clean-up service which has 2 or 3 collections every month. Contact the council to arrange a booking. (See Contacts List), or
2. Take the items to the Artarmon Waste & Recycling Centre, Lanceley Place, Artarmon.

KEEPING IN TOUCH

One of the great plusses of living in a 'mixed-use' strata scheme such as Cammeray Square is the rewarding sense of 'community' that is there to be enjoyed by all. But with the pressures of modern day living it can be difficult to keep in touch even with the important things - what's going on; what you need to know; where to go for what; how to air your ideas and concerns or to just know about whatever is new that could add value to your Cammeray Square experience.

To help you get the best from of life in 'The Square' your Executive Committee suggests using any or all of the following information and communication channels to keep yourself up to date and connected.

Top of the list! - The Residents 'Happy Hour'

Any **Friday** between **5.30 and 7.00pm** just drop in at the **Cicco Bar** and join fellow residents for drinks, a snack and a chat! Nothing formal - just a great opportunity to meet and socialise with neighbours and informally keep up to date with what's happening around the place. Family and friends all welcome - the more the merrier!

Executive Committee Meetings and Minutes

Any resident may contribute to or attend these meetings and are welcomed to so do.

Your Executive Committee and its Sub-Committees meet frequently - formally and informally - to manage the operations and affairs of Cammeray Square on behalf of all owners and residents. Minutes and notices of minutes are posted at noticeboards as well as distributed directly to all residents via mail.

AG & EG Meeting & Minutes

All Lot Owners are encouraged to attend these important meetings, or if not possible to attend, at least use their entitlements to lodge a Proxy Vote.

Annual General Meetings of the Owners Corporation are held every March. Any matters requiring a formal vote by Lot Owners for resolution are presented and voted upon. Lot Owners are encouraged to attend to these meetings .

From time to time for a time to resolve a time critical matter an Extraordinary General Meeting or EGM may be called. Most often this will be held by mail correspondence and the employment of Proxy Votes.

Minutes and notices of minutes for AGM's and EGM's are posted at noticeboards as well as distributed directly to all residents via mail.

Noticeboards

The main noticeboard for all notices, minutes and general news items is located in the Residents Car Park (B2 Level) on the Eastern wall approaching Building the B lift entry. Additional notices will also be posted in the lifts and/or at the entrance to lifts.

Mail (Mailboxes)

Strata correspondence legally required to be mailed to you as a Lot Owner or Resident will be mailed directly to your Lot' Owner's mail box in the Residents Mail Box area on Amherst Street.

Should you wish to hand deliver mail for the attention of the Owners Corporation or the Executive Committee this may be hand delivered to the Owners Corporation mailbox in that area(erroneously labelled 'Body Corporate').

E-mail

To cut down on printing and postage costs, which will ultimately benefit your strata fees, other than where legally required, it is preferred to utilise email for as many communications as possible. Owners and residents are therefore encouraged to submit their relevant email contact details to the Strata Manager and /or the Executive Committee Secretary at:

secretary@cammeraysquare.com.au

Cammeray Square Website

The Executive Committee is currently finalising (scheduled launch 1st October 2010) the first edition of a website specifically designed for the benefit of Cammeray Square residents, owners and visitors. In developing the site three key goals have been set:

- To provide an efficient communication vehicle and up to date information resource for apartment owners, residents and their visitors.
- To promote the 'branding' of the Cammeray Square Residential component and its lifestyle benefits to enhance property values
- To promote and develop the rewarding community aspects and enjoyment of living in Cammeray Square

www.cammeraysquare.com.au

Regular visits to the site will give you instant access to the latest news and information announcements regarding all the key activities in and around Cammeray Square.

Residents Handbook

For those who prefer 'hard copy' a Residents' Handbook has been developed that features all the key topics and contacts required for getting the most out of life in the 'Square' - from helping you move in, to finding a plumber or what to do in case of emergencies.

Copies can be downloaded from the website or by emailing the Secretary, Executive Committee (secretary@cammeraysquare.com.au) with your request and contact details.

LINKS & DOWNLOADS

You will find many useful downloadable documents and website links at the new Cammeray Square Residents Web Site:

www.cammeraysquare.com.au

Strata Management Statement (SMS)	PDF
By-Laws SP81068	PDF
Residents' Handbook	PDF

[Strata Schemes Mgmt Act](#)

[NSW Office of Fair Trading](#)

[Strata Living](#)

[Community Living](#)

[North Sydney Council](#)

[Institute of Strata Title Management](#)

[Owners Corporation Network](#)

[Strataman](#)

[Body Corporate Services](#)



Cammeray Square

DOCUMENTS & FORMS



Cammeray Square

Owner / Resident Registration

It may be necessary for members of the Executive Committee to make contact with you in the event of an emergency. For this reason, we would appreciate if you could register your details with us as soon as you move in, so that we may keep our database of residents up-to-date.
 [All items marked with an asterix (*) are required to be completed]

Be assured your contact details will be safeguarded and kept private.

Apartment No:* _____

Are you an Owner or Tenant?*	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant
Full Name*	
E-Mail*	
Home Phone*	
Mobile Phone	
Work Phone	
Emergency Contact Name	
Emergency Contact Phone*	
Car 1 - Registration No.	
Car 2 - Registration No.	
Anything else we should know?	

Please return your completed Registration Form to:

The Secretary, The Owners Corporation SP 81068, 11 Amherst Street, Cammeray, NSW 2062

Thank you.

Visitor Parking Guide

'Visitor' parking facilities (10 spaces) are provided in the B2 Residents' Car Park for the convenience of visitor and guests of residents. Visitor parking is only intended for occasional, short term visits.

Conditions of Use

- Visitors are only permitted to park in the Visitor Parking Area for a period not exceeding **6 hours** and not more than **2 occasions** in any **7 day period**.
- Visitor parking and the use of designated visitor parking areas are subject to the enforceable By-Laws of the Owners Corporation (SP81068).
- Apartment owners and residents are responsible for their guests/visitors and for their compliance with the By-Laws.

Visitor Car Park Entry

Residents must ensure that visitors use the following procedure exactly as shown. If they vary the sequence they will encounter difficulty entering or leaving.

1. Take ticket from machine at Main Entry - boom gate will open
2. Turn hard left and follow the "RESIDENTS & VISITORS" signs.
3. Stop on the line marked "STOP-VISITOR PARKING" alongside blue ticket validating machine.
4. Buzz the resident's apartment on the intercom next to the blue machine. They will activate the opening of the roller shutter.
5. Insert ticket (magnetic stripe down) into the blue machine to validate - remove - and keep it safe for use on exiting. Boom gates will open
6. Drive down ramp to B2 level car park - Visitor Car Park Area. There are 10 visitor places clearly marked "VISITOR" on your left. Do not park in any other area.
7. Proceed to the appropriate Resident's Lift where you will need to buzz the resident's apartment again to access the lift and their specific floor

Visitor Car Park Exit

1. Drive to the validating station (blue machine) on the left just before the up-ramp from level B2
2. Insert ticket to validate exit. The roller shutter and boom gates will open.
3. Proceed to main exit podium via to shoppers car park.
4. Insert ticket and the boom gate will raise allowing exit.

Any difficulties, press the silver button on the validating machine and explain your problem.

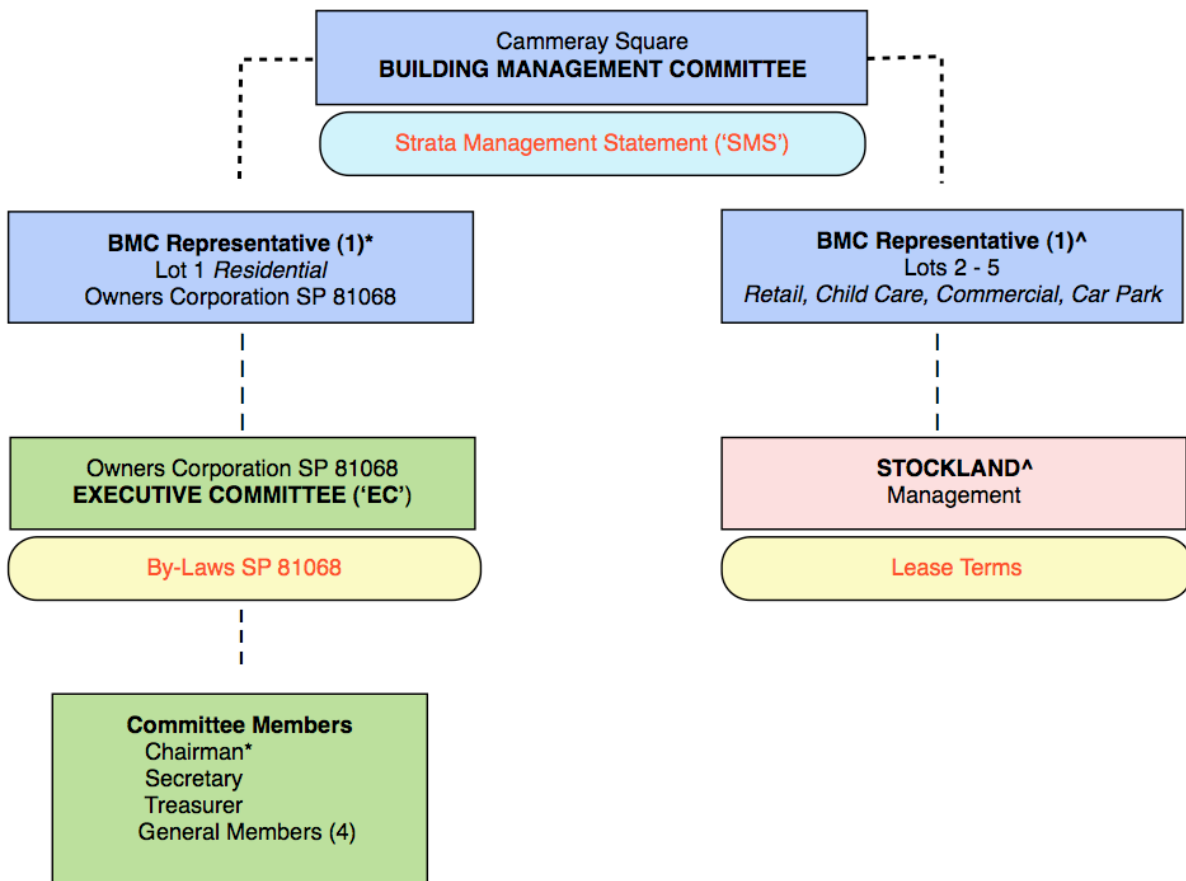
Warning: Do not be tempted to park in the shopper's car park after leaving the visitors car park. You must proceed directly to the exit within 5 minutes or your ticket will no longer be valid and you will be charged for parking - for the full period of you stay! If you do wish to shop, then you must exit and re-enter the retail car park with a new ticket.

Management Structures

- Building Management Committee
- Executive Committee



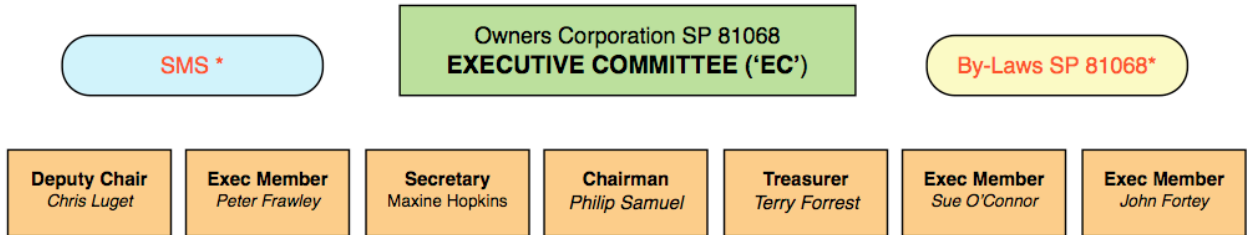
Cammeray Square - Management Structure



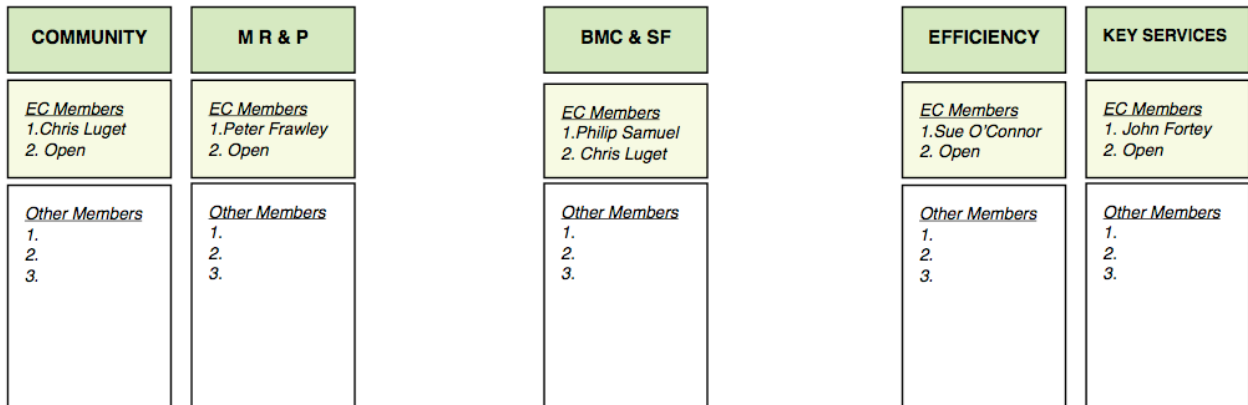


Cammeray Square

Cammeray Square SP81068 Owners' Corporation - Management Structure



----- SUB COMMITTEES -----



* Note: SMS overrides SP 81068 By-Laws



Cammeray Square

With the compliments of your
Owners Corporation | Executive Committee