



# QUIRINDI RETIREMENT HOMES LIMITED

## Village Rules

### All Self-Care Units

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These rules have been made to maintain a peaceful, comfortable and enjoyable village environment for all residents, staff, visitors and guests.

#### 1 Definitions

In the following rules:

- (1) *we*, *our* and *us* mean the operator of the village, and include employees, agents or representatives of the operator, and
- (2) *you* and *your* apply to any resident of the village, and
- (3) *common areas* means any part of the village other than residential premises.

#### 2 Visitors and guests

- (1) We encourage residents to keep links with relatives, friends and other people from outside the village. Visitors or short-stay guests are welcome any time, and there is no need for you to get our consent or let us know they are coming. A visitor or short-stay guest is somebody who visits during the day or stays overnight for up to 2 weeks.
- (2) You must ask us beforehand and get our consent if you want to have a guest live with you on a temporary basis. A guest is somebody, other than a new spouse or de facto, who intends to stay for more than 2 weeks. We will not unreasonably refuse such a request.
- (3) You must take all reasonable steps to see that your visitors and guests (including trades people) comply with the village rules. Any visitor or guest who seriously or repeatedly breaks the rules may be asked to leave the village immediately.

#### 3 Absence from Unit

If you are planning an extended absence (over 21 days) from your unit (say, for a holiday), please notify the Administration Office in writing.

#### 4 Noise

- (1) As with any other residential complex, a level of noise within the village is to be expected. However, you must not make any noise likely to unreasonably interfere with the quiet enjoyment of others within the village. This rule applies whether you are inside your premises or on common areas.
- (2) When listening to music or a radio, or playing computer games, or watching television, you should not have the volume turned high enough to be heard from outside your premises. Residents with hearing problems are encouraged to use headphones or other aids.

#### 5 Parking

- (1) As parking spaces are limited within the village, you may park a vehicle only in your own carport allocated specifically to you. You must not park or stand a vehicle on any other part of the village. This rule does not prevent you from stopping to allow passengers to get out of or enter your vehicle. However, under no circumstances may a vehicle be parked or driven on grassed areas. In this rule “vehicle” means a car, caravan, trailer, boat or other motor vehicle.

- (2) In the interests of safety, drivers within the village must obey speed limits and other traffic signs at all times.
- (3) One “Visitor Parking” spot is available for use only by visitors, tradespeople, visiting doctors, emergency vehicles or other people just visiting the village. They are not to be used by residents, guests staying overnight or longer, tenants or staff. If the “Visitor Parking” is full, visitors should park on the street, and not use parking spaces allocated to other units.

## **6 Pets**

You may keep fish or a small caged bird (for example, a budgerigar or canary) in your premises at any time, without the need to let us know or get our consent. For the safety of other residents, no other animals (including cats or dogs) are to be kept in your premises or brought onto common areas at any time.

## **7 Gardening and landscaping**

- (1) The state of the grounds is important to the overall appearance of the village for residents and visitors. It is our responsibility to maintain all the lawns and gardens on common areas in a presentable condition. Sufficient gardeners are employed for this purpose
- (2) However, if you want to assist, such as by watering or weeding the common area near your premises, you are welcome to do so. You must not prune or remove plants, take cuttings or pick flowers from the common area gardens without our consent.
- (3) You must not use any part of common areas as your own garden without our consent. If we give consent it is your responsibility to keep the area in a presentable condition, until you tell us you are no longer able or willing to garden.
- (4) If your premises has its own garden it is your responsibility to keep it in a presentable condition. Care should be taken when buying new plants for your garden. You must avoid plants that grow rapidly or commonly cause allergic reactions. We ask you to consult with us before planting trees, shrubs or vines.

## **8 Garbage disposal**

- (1) For health and safety reasons you must ensure that your garbage is securely wrapped before placing it in a bin.
- (2) You must not litter or leave rubbish on village property, other than in the bins provided.
- (3) Under no circumstances is the burning of garden waste permitted within the village.

## **9 Common area restrictions**

- (1) The common areas are provided for the use and enjoyment of all residents. Signs posted on common areas, about such matters as hours of use, form part of these rules and must be obeyed.
- (2) You must not obstruct or permit the obstruction of walkways, entrances, stairways, corridors, fire escapes, lights, windows or other parts of the common areas. (For example, pot plants, hoses, brooms, rakes and other items may present a hazard if left on common areas.)

- (3) When on common areas you, and your visitors and guests, must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to another person.
- (4) Smoking is not permitted in any building (other than your premises) or other enclosed parts of common areas. For your own safety and that of other residents you must not smoke in bed.
- (5) It is our job to maintain and clean the common areas. You may assist by sweeping or vacuuming the pathway or corridor immediately outside your premises.

#### **10 External appearance of residential premises**

- (1) We respect your right to privacy and autonomy over your possessions and domestic affairs. However, you must not hang any washing, towels, bedding, clothing or other article on any balcony or other part of your premises in such a way as to be visible from the outside. Such items may be hung on any lines provided in the common areas but only for a reasonable period.
- (2) In the interests of safety you must not place on any ledge, sill or elevated surface objects, such as pot plants, which may fall.

#### **11 Village security**

- (1) It is our job to ensure that the village generally is reasonably secure. In particular, we will provide and maintain locks or other security devices to ensure your premises are reasonably secure. Chains and bolts must not be fitted to external doors of your premises because they could prevent emergency help.
- (2) If you change the locks on doors for any reason you must provide us with a copy of a key as soon as possible. We will keep the key in a secure place and will only use the key in an emergency.
- (3) You must not interfere with the self-closing mechanisms of exterior doors that are designed to maintain security.
- (4) To help prevent theft you must ensure that all windows, doors and other openings are closed and securely fastened when your premises are not occupied.

#### **12 Insurance**

Quirindi Retirement Homes Limited provides insurance for all of the buildings, but does not provide insurance for your personal possessions. We advise you to make your own private arrangements for Personal Contents and Motor Vehicle insurance.

Residents who own motorised wheelchairs (sometimes known as “gophers”) must maintain public liability insurance of at least \$5,000,000 covering their use. We understand that this can be obtained at a small cost as an addition to your Contents Insurance.

In addition, if your guests or invitees wish to use a “motorised wheelchair” in the village area, you must ensure that they have the same amount of insurance.

#### **13 Repairs and Maintenance**

Residents are not permitted to carry out any repairs and alterations to the units. In the event that repairs are necessary, they should be reported promptly to the Administration Office.

**Important notes about these rules:**

- (1) any of these rules may be changed or deleted or a new rule added if at least 75% of voting residents vote in favour of the proposal.
- (2) these rules, as amended, prevail over any inconsistent term of a village contract.
- (3) it is our job to enforce the village rules fairly and equitably.
- (4) you can apply to the Residential Tribunal to make us enforce the rules or if you think a rule is unjust, unconscionable, harsh or oppressive.
- (5) if you do not comply with these rules we may apply to the Residential Tribunal for an order that you comply or, in serious or persistent cases, an order to terminate your residence contract.