

Rules of Ikebana Private Club



The following guidelines must be observed by all residents and visitors. (Ver Oct 2024)

1. The Owners Corporation and/or Building Management reserve the right to amend these rules and to close any or all facilities at their discretion.
 2. Facilities must be booked in advance by a permanent resident.
 3. A security deposit of \$300 must be paid to cover any damages or cleaning required after your booking.
 4. Facilities are available for use between 10:00 AM and 10:00 PM with no exceptions.
 5. The area must be left clean:
 - Floors mopped
 - Benches and tables wiped
 - Toilets cleaned (including sinks)
 - All rubbish and personal possessions removed
 - All users must depart by 10:00 PM
- (Residents are responsible for supplying their own cleaning products and tools.)
Failure to leave the area clean will result in the forfeiture of your security deposit.
6. Facilities are only available to long-term/permanent residents. All guests (including those from Airbnb and Booking.com) must be accompanied by a permanent resident at all times.
 7. Only one area can be booked at a time, except for the Teppanyaki BBQ and Outdoor Lounge, which may be booked together or separately.
 8. All users must refrain from making undue noise or disrupting the quiet enjoyment of others.
 9. All users must wear appropriate clothing or swimwear at all times.
 10. Smoking is strictly prohibited in all areas under any circumstances.
 11. Residents will be solely responsible for any damage, cleaning, or reinstatement costs incurred by the Owners Corporation or Building Management due to actions by the resident and their guests.
 12. Building Management will charge a fee of \$120 + GST for any after-hours non-emergency or nuisance calls related to the use of facilities.
 13. Building Management reserves the right to refuse bookings at their discretion.
 14. Building Management reserves the right to require an additional security deposit if deemed necessary.

Teppanyaki BBQ

1. No resident may reasonably exclude another resident from accessing this area. Note that the lounge area may be booked by another resident simultaneously.
2. A maximum of 10 residents and guests may be present in this area at any time.
3. Residents must not operate the TV or fireplace without appropriate remote controls and prior permission from the Building Manager.
4. Users must leave the BBQ plate and drip trays clean, mop up spills, and wipe down benches and tables.

Outdoor Lounge

1. No resident may reasonably exclude another resident from accessing this area. Note that the BBQ area may be booked by another resident simultaneously.
2. A maximum of 10 residents and guests may be present in this area at any time.
3. Residents must not operate the TV or fireplace without appropriate remote controls and prior permission from the Building Manager.
4. Users must leave the area clean: mop up spills and wipe down benches and tables.

Karaoke Room / Indoor Lounge

1. A maximum of 10 guests may be present in this area at any time.
2. All remotes and microphones must be left undamaged and in working order in the Karaoke room. Damaged or missing equipment will incur charges.
3. Users need to provide their own karaoke music.
4. Ensure the volume of music does not disturb users in adjacent areas.
5. The room must be left clean, with all rubbish removed.

Spa / BBQ / Outdoor TV

1. All users of the spas do so at their own risk.
2. A maximum of 5 people are permitted in the spa areas at any time.
3. Children may use the spa only when accompanied by an adult. Children under 2 years of age are not permitted in the spa under any circumstances.
4. Glass (including bottles and drinking glasses) and sharp objects are prohibited.

5. Jumping, diving, running, ball playing, and any noisy or hazardous activities are not allowed.
6. All users of the spas must shower in the facilities provided prior to use.
7. Users must dry off before leaving the areas, especially before entering the lifts.
8. The BBQ area must be left clean after use:
 - BBQ plate and drip trays must be cleaned
 - Floors must be mopped
 - Benches and tables must be wiped
9. Residents must not operate the TV without the appropriate remote control and prior permission from the Building Manager.

Reference Number

The 4-digit reference number is your Building Number followed by your Apartment Number.

Building Numbers:

- 1 = Sakura, 150 Dudley St
- 2 = Keshi, 140 Dudley St
- 3 = Sayuri, 130 Dudley St
- 4 = Little Sakura (the small building behind 150 Dudley St)

Example: If your address is Unit 313/130 Dudley St, then your 4-digit reference is 3313.

Bank Details for \$300 Security Deposit:

- Name: HY Management Group
- BSB: 032-733
- Account Number: 258785

Deposit Refund:

If the deposit has been refunded and the same household deposits it again, a \$30 admin fee will be charged due to the multiple administrative steps involved in processing the booking system and refund.

Building Management



Mobile | 0459 602 444

Email | ikebana@hygroup.com.au