

Use of Ikebana Private Club



The following guidelines must be observed by all residents and visitors. (Ver Jan 2021)

1. The Owners Corporation and / or Building Management reserve the right to amend these rules at their discretion.
2. Facilities must be booked by a permanent resident in advance at <https://ikebana.skedda.com/booking>.
3. Bookings must be confirmed 24 hours prior to use and a \$100 cash security deposit must be paid.
4. All bookings must include your 4 digits* reference number (building and unit number**) so the fob can be programmed for access. **If the number is not included your booking will be cancelled.**
5. Hours of use are between 10.00am and 10.00pm with no exceptions.
6. **The area must be left clean – floors mopped, benches & tables wiped, toilets clean (including the sink), all rubbish and personal possessions removed, and all people departed by 10.00pm.**
Residents are responsible for supplying their own cleaning products and tools. Failure to leave the area clean will result in the loss of your security deposit.
7. All guests (includes Airbnb and Booking.com guests) must be accompanied by a **permanent resident at all times.**
8. Only one area can be booked at a time (except for the Teppanyaki BBQ and Outdoor Lounge which can be booked together or separately)
9. All users must not make any undue noise or disrupt the quiet enjoyment of others.
10. All users must wear appropriate clothing or swimwear at all time.
11. No smoking is permitted in any area under any circumstances.
12. The Owners Corporation and/or Building Management reserve the right to close any or all facilities at their discretion.
13. Residents must not breach nor permit their guests to breach these rules.
14. The resident will be solely responsible for any damage, cleaning or reinstatement costs incurred by the Owners Corporation or Building Management by the resident and guests.
15. Building Management will charge a \$110 fee for any after-hours non-emergency/nuisance calls related to use of the facilities.
16. Building Management reserves the right to refuse bookings at their discretion.
17. Building Management reserves the right to charge an extra security deposit as they see fit.

- **Teppanyaki BBQ**
 1. At no time can a resident reasonably exclude another resident from accessing this area – please note that the lounge area may be booked by another resident at the same time
 2. No more than 10 residents and guests are to be present in this area at a time.
 3. Residents are not to attempt to operate the TV or the fireplace without the appropriate remote controls and permission must be granted by the Building Manager.
 4. The BBQ plate and drip trays must be left clean, floors clean – spills must be mopped, benches and tables wiped.

- **Outdoor Lounge**
 1. At no time can a resident reasonably exclude another resident from accessing this area - please note that the BBQ area may be booked by another resident at the same time
 2. No more than 10 residents and guests are to be present in this area at a time.
 3. Residents are not to attempt to operate the TV or the fireplace without the appropriate remote controls and permission must be granted by the Building Manager.
 4. The area must be left clean - floors clean – spills must be mopped, benches and tables wiped.

- **Karaoke Room / Indoor Lounge**
 1. No more than 10 guests are to be present in this area at a time.
 2. All remotes and microphones must be left undamaged and in working order in the Karaoke room – if any equipment is damaged or removed from the room you will be charged.
 3. Users need to provide their own karaoke music.
 4. Users must ensure the volume of your music does not bother the other users of the adjacent areas.
 5. The room must be left clean and all rubbish removed.

- **Spa – BBQ and Outdoor TV**
 1. All users of the Spas do so at their own risk
 2. No more than 5 people are permitted in the Spa areas at any time.
 3. Children may not use the spa unless 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 not permitted.
 5. Jumping, diving, running, ball playing, noisy or hazardous activities are not permitted.
 6. All users of the Spas must shower in the facilities provided prior to the use.
 7. All users of the Spas must dry off before leaving the areas – particularly before entering the lifts.
 8. The BBQ area must be left clean after use - the BBQ plate and drip trays must be left clean, floors clean – spills must be mopped, benches and tables wiped.
 9. Residents are not to attempt to operate the TV without the appropriate remote control and permission must be granted by the Building Manager.

Bank details for \$100 security deposit are below:

Account Name: HY Management Group
BSB: 032-733 **Account no:** 258785

REF: 4digits is Building Number + Unit Number.

Building Number: (1 = 150 Dudley St; 2 = 140 Dudley St; 3= 130 Dudley St; 4 = the small building behind 150 Dudley St)

Building Management



Mobile | 0459 602 444

Email | ikebana.bookings@hygroup.com.au