

# Common areas

## Policy purposes

The following rules have been designed for those small communities, living in medium density developments, where the activities and attitudes of residents can have a significant impact on the satisfaction and enjoyment of others.

This type of living can provide a friendly community style environment, however some activities may be more restricted, e.g. where a tenant can park their car or hang their washing. The aim of the policies in this section is to reduce the likelihood of disputes over these activities.

## Tenant behaviour

Tenants should not:

- obstruct the legal use of common property by any person;
- make noise or behave in a way that might unreasonably interfere with the use or enjoyment of others;
- smoke cigarettes cigars or pipes whilst on the common property or allow smoke from them or from a barbeque to enter the common property or another unit;
- allow children to play unattended on the common property, or in an area of the common property that may be dangerous (e.g. the carpark)
- operate electronic equipment or a device which interferes with domestic appliances
- remove any floor coverings of other that may have been installed to reduce noise to neighbours
- hang laundry, bedding or other articles on the balcony of the unit where it is visible from outside of the unit.
- keep flammable materials on common property, interfere with fire safety equipment, or obstruct fire stairs or fire escapes.

Tenants must have consent from NCCH to:

- store things in a car space (other than a vehicle);
- enclose any car space;
- install bars, screens, grilles, security locks or other safety devices on the interior or exterior of windows or doors; or attach or hang an aerial or wires outside their unit.
- install or operate an intruder alarm with an audible signal
- erect any sign at their unit or on common property.

## Car parking

NCCH recognises that disputes over car parking spaces, particularly where a complex has less spaces than household units, is often a major source of disharmony amongst residents of medium density complexes. Any expectations of residents of free and unrestricted parking at any time is not one that can be met by NCCH.

The following rules provide general guidance for all residents, and NCCH staff, however many disputes will only be solved with effective communication and a general approach of "give and take" from residents.

- Any disabled car parking spaces will be clearly designated to tenants who have valid cards issued under relevant NSW "mobility parking permits" legislation.
- Where there are less car parking spaces than the number of units in each complex (and the spaces are not clearly delegated to a particular unit by virtue of their location), NCCH operates on a "first in first served" policy. However, households are restricted to using only one car parking space at any one time.
- Tenants are not allowed to park on common areas including driveways.
- Where any car parking spaces are clearly designated for visitors, these bays are not to be used by residents. These bays are to be used for short-term (less than 3 hours and not overnight) visitors to the complex only.

## General matters

- Tenant will not be expected to maintain parts of the property that they cannot safely access, e.g. windows, gutters, etc.
- Tenant will not be prevented from keeping planter boxes, pot plants, occasional furniture and outdoor recreational equipment on the balcony if it is not dangerous and will not cause damage
- For the pets policy for medium density living, refer to Pets POLICY
- NCCH will maintain all common areas in a good state of repair, safety and cleanliness, including any meeting rooms or community facilities
- NCCH will maintain all safety and security equipment
- Damage to common property by tenants is considered Tenant Responsible Maintenance.

## Headlease tenants

Tenants of headlease properties will be bound by all strata living conditions of the superior lease signed by NCCH.

## Other information

See the [NCCH APARTMENT LIVING FACTSHEET](#) for further information about residing in medium density complexes.

INFORMATION	
Title	Common areas
Section	Housing Services
National Regulatory Code Evidence Guideline	Performance Outcome 1: Tenant and Housing Services
National Community Housing Standard	Standard 1.2 Establishing and maintaining tenancies
Last review	31 May 2014
Next review	31 May 2016
Permission: This document can be copied or redistributed in any medium or format and NCCH encourages the re-use of the information provided by other not-for-profit organisations. NCCH approves its remix, transformation or the building upon the material included on the condition that it is not used for commercial purposes and provided that appropriate credit is given to NCCH. If you use this document, or parts of it, we recommend the wording "Acknowledgement: North Coast Community Housing Company Ltd, adapted by permission"	