

Gunwharf Quays Residents Company Limited

Managing Agent: Wharf Associates, 71-75 Shelton Street, London, England, WC2H 9JQ

REGULATION 009 - COMMON AREAS INTRODUCTION:

The issue of REGULATION 009 has become necessary to emphasise the lease condition (First Schedule) that requires common parts of the estate to remain unobstructed at all times.

GQRC Ltd is empowered to make and enforce all such regulations as in its absolute discretion it considers necessary and desirable to enable residents to enjoy the environment in which they live.

REGULATION:

1. No item should be left unattended in common areas, other than on a temporary basis during loading/unloading. This applies to a) Furniture, appliances, or boxes being taken to/from an apartment. b) Bags of rubbish. c) Building materials or tools. d) Items used on a regular/semi-regular basis such as luggage, pushchairs, wheelchairs (including electrical wheelchairs/mobility scooters), scooters or bicycles (also see Regulation 008)
2. An exception to the above might occur when a delivery company (such as TNT or HELLO FRESH) delivers an item during the temporary absence of an addressee.
3. **No work activity of any description** should be undertaken in communal areas, and power sockets in communal areas are **NEVER TO BE USED**.
4. Great care must be taken not to mark or damage the walls or other surfaces in common areas.
5. Smoking is **NOT PERMITTED** in any common areas.

ENFORCEMENT:

GQRC Ltd is entitled to take formal legal action against any leaseholder who is in breach of this Regulation. Any leaseholder found to be in breach will be required to pay all costs incurred by GQRC Ltd in connection with the breach.

To ensure the avoidance of doubt, REGULATION 009 is in addition and without prejudice to any other obligations that leaseholders may have and any other rights and remedies that GQRC Ltd may have under property leases.

Where appropriate leaseholders with rental property must make their tenants aware of this regulation.

WARNING: Residents should be made aware of the presence of CCTV around the estate which is likely to be used to identify offenders.

Gunwharf Quays Residents Company (GQRC)

Effective date: 01 November 2020
2024)

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