

SALTRIVER APARTMENTS
CAR STACKER INFORMATION SHEET
11, 21, 31 Moreland Street, 1-13 Swallow Lane
& 5 Saltriver Place

In order to assist lot owners, the OC have prepared the following summary of information in relation to car stackers:

1. Car stackers are private property of the relevant lot owner and as such their repair and maintenance is the responsibility of the relevant lot owner
2. As a service to the lot owners the OC arranges the 6 monthly safety check/maintenance service for all car stackers and the cost is charged only to lots who have a car stacker
3. The OC sends reminder emails to all lot owners/managing agents of lots which have a car stacker fitted to advise them of upcoming service dates so that vehicles can be removed on the day of service
4. OC Rule 19.2 (copy attached) stipulates that car stacker owners must undertake the safety check or their stacker may be disconnected from common power by the OC
5. Car stackers are serviced by Service Division Australia (SDA)
6. SDA have a breakdown procedure (copy attached) which provides that lot owners must report any breakdowns and arrange service directly with SDA. The fees are outlined in the breakdown procedure.



20th November 2025

CAR STACKER FAULTS

Please be advised (SDA) Car Stackers Service Division has been directed that all breakdowns that occur onsite at, 5 Salt River Place must be called in directly to Car Stacker Service Division on **1800 069 784**

Our Car Stackers Service Division Technician, will make every attempt to problem solve the issue/breakdown over the phone with the user/person making the call, in order to avoid any call out charges.

HOWEVER

Should a Technician be required to attend site for a breakdown, the user/person making the call, must pay for the call out in full prior to a Car Stackers Service Division Technician being dispatched to attend.

The user/person making the call, will provide Valid Credit Card Details at time of call for processing by Car Stackers Service Division at the time of call, or on the following day.

Any such attendance will be paid for separately by the user/person making the call, with a **“Call Out Fee”** of \$150.00 PLUS GST with a total time basis calculated as follows will be charged:

- During normal working hours 8 am to 5 pm Monday to Friday at Car Stackers Service Division basic hourly rate of \$125.00 PLUS GST per hour for time involved, with a minimum charge of 2 hours.
- After Hours- from 5 pm Monday to Friday and on Saturdays at 1½ times Car Stackers Service Division basic hourly rate of \$125.00 PLUS GST per hour for time involved, with a minimum charge of 4 hours.
- Sundays and Public Holidays will be charged at twice Car Stackers Service Division basic hourly rate of \$125.00 PLUS GST per hour for time involved, with a minimum charge of 4 hours.

In order to minimize the need for unnecessary call outs & costly repairs, it is strongly recommended that the Car Stacker be operated at least once weekly, irrespective of whether you are using it for a vehicle or storage purposes.

Service Division Australia Pty Ltd
Car Stackers Service Division Team



Victoria | New South Wales | South Australia | Queensland

19.1 The following Rules shall apply to the car parking spaces forming part of Lots 1-5 (also known as Units 9-13 Swallow Lane) : "the car park area":

- (a) The car park area may only be used for parking a vehicle or motor cycle;
- (b) No structure or enclosure is permitted to be constructed within the car park area except as set out in Rule 19.1(c);
- (c) A proprietor may apply to the Owners Corporation for approval to erect a structure to enclose the car park area on the following basis:
 - (i) A design for the structure must be firstly submitted to the Owners Corporation for approval in principle of the design;
 - (ii) Any design must allow for a uniform structure that will enclose the car park area for all of Lots 1 – 5;
 - (iii) A proprietor must not apply for a permit from any responsible authority to construct any structure on the car park area prior to obtaining an approval in principle from the Owners Corporation; and
 - (iv) A proprietor must submit to the Owners Corporation for final approval prior to commencing construction the following details:
 - (A) Copy of full design and construction drawings;
 - (B) Copy of all planning and building permits required for the construction of the proposed structure; and
 - (C) Details of the contractors that will be undertaking the works such contractor to hold adequate contractors all risk insurance.

19.2 The following Rule applies to the car park areas that may be fitted with car stackers:

- (a) Only those Lots containing a car stacker as part of the original contract of sale with the developer (Coachall Pty Ltd and Homehall Pty Ltd) are given approval by the Owners Corporation to install a car stacker in the car park area. In accordance with the plan of subdivision, the height boundary of the car park area exists at 2,100mm above the floor level. A vehicle that is parked on the upper level of the car stacker will extend above the Lot boundary and into Common Property. The Owners Corporation shall provide each of the proprietors of the designated Lots with a licence to use that part of the Common Property by way of the car stacker and to connect the car stacker to the common property metered power supply strictly on the following basis:
 - (i) The proprietor or occupier must at all times operate the car stacker in a safe manner;
 - (ii) The proprietor or occupier must not operate the car stacker or block the Common Property in a way that will unduly interfere with the access for other proprietors or occupiers to the Common Property or other car park areas;
 - (iii) The proprietor or occupier agrees to reimburse the Owners Corporation for the cost of a maintenance contract entered into by the Owners Corporation with its approved contractor for the maintenance of the car stacker which includes a bi-annual service and safety check;
 - (iv) The proprietor or occupier agrees to reimburse the Owners Corporation for any other maintenance costs including capital repairs performed to the car stacker

which are in the opinion of the Owners Corporation Manager required to maintain the car stacker in safe working order; and

- (b) The Owners Corporation may cancel the licence to use the Common Property and disconnect the car stacker from the common metered power supply if there is a breach of Rules 19.2(a)(i) to 19.2(a)(iv) which is not remedied within 14 days of written notice being given to the proprietor or occupier by the Owners Corporation.

20 PROHIBITION ON STORAGE ON CAR PARKING SPACES

- 20.1 A proprietor or occupier must not use the car parking spaces for any purpose other than for the purposes of parking motor vehicles, motor cycles or bicycles and the car parking spaces are not permitted to be used for the storage of any other goods or chattels which may only be stored in any properly constructed storage enclosure provided for this purpose as referred to in Rule 35.

21 STORAGE OF BICYCLES

A proprietor or occupier of a lot must not:

- (a) permit any bicycle to be stored in areas of the common property other than areas designated by the Owners Corporation or its Managing Agent for such purpose and fitted with bicycle racks; and
- (b) permit any bicycle to be brought into a lot or the foyer, stairwells, hallways, garden areas, walkways, balconies or other parts of the common property as may be designated as non-bicycle areas by the Owners Corporation or its Managing Agent from time to time.

22 FIRE CONTROL

- 22.1 A proprietor or occupier of a lot must not use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape.
- 22.2 A proprietor or occupier of a lot must ensure compliance with fire laws in respect of the lot.
- 22.3 A proprietor or occupier of a lot must ensure that all smoke detectors installed in the lot are properly maintained and tested monthly and that back up batteries relating to the smoke detectors are replaced whenever necessary.

23 SIGNS AND BLINDS

- (a) A proprietor or occupier of a lot must not erect or affix any sign or notice on or to the exterior of that lot or any part of the common property, except as required by law.
- (b) A proprietor or occupier of a lot must not install or permit the installation of any awnings to the exterior of any lot or any part of the common property other than as permitted by the Owners Corporation.
- (c) A proprietor or occupier of a lot must not install or permit the installation of any window furnishings to the interior of any windows other than in accordance with the specifications approved by the Owners Corporation at the first meeting of the Owners Corporation.