

All Residents
Owners Corporation
'TEMPLE COURT'
PS 430247Q
422 Collins Street
MELBOURNE VIC 300

Dear Residents,

As Manager of Owners Corporation 1, 2 and 3 on Plan No. 430247Q at 'Temple Court', we write to advise of updates and improvements to common areas of the building.

The Owners Corporation Committee are actively working to better the presentation and functionality of all common areas, this also involves improving security for all residents, including the building.

There is an increasingly large number of abandoned bikes around the building that the Owners Corporation Committee have discussed in detail as well as the management around this. To maintain the common areas around the building, all residents must store their belongings within their allocated storage cages or within their Lot only.

For those residents who own bicycles, you must now register your bike to store it on common property/designated areas so that the Owners Corporation can properly identify abandoned bicycles, and dispose of them accordingly.

Please see the attached Bike Registration Form, for your attention and further action. The form must be completed by any resident who owns a bike and wishes to have it stored in the building.

Please forward your completed form, to the Manager no later than Friday 30, September 2022, via email at lreed@lreed.com.au or you can attend our office and give to the Manager directly. Any bicycles that cannot be identified or belonging to a current resident will be tagged for disposal through the Good's Left Behind process. Residents are strongly encouraged to complete the registration form.

Your cooperation is appreciated regarding this matter.

Should you have any queries relating to this matter, please do not hesitate to contact our office.

Sincerely,

By order of the Owners Corporation
Owners Corporation Plan No. 430247Q
LR Reed Pty Ltd

15 September 2022

**OWNERS CORPORATION 1, 2 & 3 PLAN NO. 430247Q 'TEMPLE COURT'
422 COLLINS STREET, MELBOURNE VIC 3000**

The December 2021 Amendments to the Act, allow an Owners Corporation to dispose of goods abandoned on the common property provided that that following the procedure already set out in the Australian Consumer Law and Fair Trading Act 2012 as varied by the amendments. Owners Corporations must provide a notice of their intention to dispose of the abandoned goods. That notice must be in writing and include—

- (a) the plan number and address of the owners corporation; and
- (b) a description of the goods; and
- (c) an address at which the goods may be collected; and
- (d) a statement that on or after a specified date the goods will be disposed of by the owners corporation unless the goods are collected; and
- (e) a statement that the owners corporation will retain from the proceeds of sale of the goods an amount not exceeding the cost to dispose of the goods.

A notice of intention may be given to the person who abandoned the goods personally or left at, or sent by post to, the person's last known address.

A notice to a person with a publicly registered interest in the abandoned goods is taken to have been given if it has been sent by post to the person's address in the register in which the interest is registered. This means that for serial numbered goods (such as cars, boats etc) or goods for which the Owners Corporation knows is owned by a specific person, the Owners Corporation must obtain a search on the Personal Property Securities Register to see whether or not any party has a secured interest in the goods to be disposed of. If so, the Owners Corporation must notify such parties.

STEP 1 - 30 DAYS TO COLLECT BIKE FROM COMMON PROPERTY.

Before disposing of the goods, an owners corporation may move the goods to a safe place, if—

- (a) the goods block reasonable access to a lot or the common property; and
- (b) the owners corporation has made a reasonable attempt to locate or communicate with the person who abandoned the goods in order to give the person a notice of intention to dispose of abandoned goods.

STEP 2 – OWNERS CORPORATION MUST STORE FOR 60 DAYS

An owners corporation must not dispose of the goods if—

- (a) a dispute exists between the person who abandoned the goods and the owners to the goods; and
- (b) an application has been made to VCAT by the owners corporation in relation to the dispute.

An owners corporation that disposes of goods under this Division is not liable in relation to the goods by reason of the disposal.

OWNERS CORPORATION CAN DISPOSE OF STORED GOODS AFTER 60 DAYS HAS LAPSED

Owners Corporations will not be liable for disposing of goods, is protected from claims once all attempts made exceed 60 days.

OWNERS CORPORATION ON PS 430247Q | 'TEMPLE COURT' BICYCLE REGISTRATION FORM:

The Owners Corporation provides a space for storage of bikes. Registration of bicycles will assist in the timely removal of abandoned bikes. Each resident must complete the form if they own a bicycle stored on common property:

RESIDENT'S DETAILS:

NAME:	
APARTMENT NUMBER:	MOBILE NUMBER:

BICYCLE DETAILS:

Bike 1	BRAND:	MODEL:	SERIAL NO:
COLOUR:		TYPE: (Road, Hybrid, Mountain BMX, Childs etc)	
Bike 2	BRAND:	MODEL:	SERIAL NO:
COLOUR:		TYPE: (Road, Hybrid, Mountain BMX, Childs etc)	
Bike 3	BRAND:	MODEL:	SERIAL NO:
COLOUR:		TYPE: (Road, Hybrid, Mountain BMX, Childs etc)	
Bike 4	BRAND:	MODEL:	SERIAL NO:
COLOUR:		TYPE: (Road, Hybrid, Mountain BMX, Childs etc)	

RESIDENT DECLARATION

By signing this form, I understand that I am liable for any damage to Common Property caused by my bicycle and that if the bicycle is not registered or the tag is removed from my bicycle the Committee will deem the bicycle to be abandoned and remove it from the premises. I understand that unlawful use of common property is a breach of Temple Court Owners Corporation Rules and may result in the removal of that property.

Signature.....Date.....

OFFICE USE ONLY

BIKE 1	TAG NO	BIKE 2	TAG NO
BIKE 3	TAG NO	BIKE 4	TAG NO