

Latitude 41 Body Corporate 329613  
3/269 Wakefield Quay  
Nelson 7010  
Phone: 545 7175



## Tenant Details

It is a requirement of Latitude 41's Body Corporate policy that we maintain a register of all residents/tenants of the building.

Name/s .....

Unit # .....

Date of Arrival ..... Date of Departure .....

Phone # .....

Cell # .....

Email .....

Vehicle Registration .....

Number of people residing in Unit. Adults.....Children (under 13) .....

**You have read, understood and agree to abide by the "House Rules" and Latitude 41 Special Conditions. Please initial:**

Yes.....

Guest/Tenant (please print name clearly) .....

Guest/Tenant Signature .....

Owner/Agent (please print name clearly) .....

Owner/Agent Signature .....

**Please fill out and return to Secretary's mailbox at front of building upon your arrival. Failure to do so will result in a \$150 fine to the Owner/Agent. Please ensure the form is correctly filled out.**

Dennis Dolejs  
Secretary  
Latitude 41 Body Corporate

**LATITUDE 41  
SPECIAL CONDITIONS –**

The **Latitude 41 Body Corporate Rules** are an important addendum to this **Tenancy Agreement** and should be read in conjunction with it, as they set out the standards and rules, to which **all** residents must comply.

A summary is as follows.

1. A COPY OF THE BODY CORPORATE RULES ARE PROVIDED WITH THIS TENANCY AGREEMENT AND ARE TO BE STRICTLY ADHERED TO.
2. CARPARK NUMBER(S) \_\_ AND \_\_ FORM PART OF THIS TENANCY AGREEMENT. THERE IS NO VISITOR PARKING AVAILABLE.
3. THE TENANT WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY OF THE COMMON AREAS IN THE APARTMENT COMPLEX.
4. THE BALCONY AREA SHALL NOT TO BE USED FOR STORAGE OF ANY ITEMS.
5. LAUNDRY IS NOT PERMITTED ON BALCONIES
6. CYCLES ARE TO BE KEPT IN THE GARAGE AREA ONLY AND ARE NOT PERMITTED IN THE FOYER, LIFTS, CORRIDORS OR UNITS.
7. PRIOR TO YOUR MOVE IN OR OUT OF THE BUILDING PLEASE CONTACT THE BODY CORPORATE ON 539 0139 AND ARRANGE FOR THE LIFT CURTAINS TO BE AVAILABLE TO PREVENT ANY DAMAGE.
8. NO ANIMALS, PETS OR CAGE BIRDS ARE ALLOWED IN THE COMPLEX.
9. PLEASE MAKE SURE THAT ALL RUBBISH IS PLACED IN PLASTIC BAGS. CARDBOARD IS NOT TO BE PUT DOWN THE CHUTE.

SIGNED.....Tenant(s)

SIGNED.....Owner/Leasing agent.

**BODY CORPORATE HOUSE RULES  
LATITUDE 41, NELSON**

**RUBBISH:** Only bagged household rubbish is permitted down the chute .Cardboard and other waste can be taken to the Recycling Centre in Pascoe Street, Tahunanui.

**CAR PARKS:** Occupiers are restricted to the car parks allocated to that apartment. Cars parked illegally will be towed or clamped. Please ensure that parking is inside the white lines designated. **There is no visitor parking.**

**WASHING :** This must not be placed on the balconies or in the apartment where it is visible from the street.

**BICYCLES:** Bicycles are not permitted in the foyer or interior of the building and must remain in the garage areas.

**DRUGS:** **The use or consumption of illegal drugs is strictly prohibited anywhere in the Latitude 41 building including inside apartments or on balconies.**

**CHILDREN:** For safety reasons children under the age of 12 years must be supervised by an adult at all times in the common areas, which includes the garages, hallways, stairwell, and lifts.

**CONDUCT AND NOISE:** Occupants will not make or permit to be made, any objectionable noise in the complex, nor interfere in any way with the peaceful enjoyment of other occupants. Please respect any reasonable request for a reduction in noise particularly after 10pm. **Any callouts for breaches of the Rules will incur a \$75 fee. Any additional time after the first hour will be charged out at \$70.00 per hour**

**PASSAGE & STAIRWELL:** These areas are common property and must not be obstructed. Please keep them in a respectable condition. They are cleaned once a week.

**SECURITY:** Is for the benefit of all residents. All visitors to the complex should be fully identified before the security doors are activated. Loss of a security card should be reported to the Secretary immediately.

**SMOKING:** Is only permitted within your apartment. All common areas are smoke free zones. Ash and butts must not be thrown over the balcony railings.

**LIFT:** If any problems arise with the lift, push the gold ALARM button on the panel and lodge your complaint with the lift service operator.

**FIRE ALARM:** If the Fire Alarm is inadvertently set off in your unit, please phone 111 and advise them of the error.

**BODY CORP RULES:** A copy of these must be provided within your apartment.

**PETS:** Animals and birds are not permitted.

***THESE RULES ARE DESIGNED TO MEET THE NEEDS OF OCCUPANTS AND COMPLY WITH HEALTH & SAFETY REQUIREMENTS.  
YOUR COMPLIANCE IS APPRECIATED.***

Dennis Dolejs  
Secretary, Latitude 41 Body Corporate,

September 2011