

# WELCOME TO RALEIGH PARK ESTATE



## **Estate Management**

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# Welcome

Welcome to Raleigh Park Estate. We hope you will enjoy living in the neighbourhood and appreciate the beautiful grounds and facilities which are provided to tenants and residents. This welcome pack is designed to provide you with a quick guide to the local by-laws, key contacts and facilities and make it easier for you to find out information should you have any questions. This information is also available on the Raleigh Park website.

The Raleigh Park Estate is one of the first community title estates in New South Wales. It was developed through a joint venture between Mirvac and Westfield, with the first homes being constructed in the early 1990's and building continuing over the next six or seven years.

The estate is comprised of nine neighbourhood groups and seven strata blocks together with three businesses operating within the area of the estate. Neighbourhood groups are, essentially, groups of one and two-storey villa and townhouse style homes. Collectively the constituent entities are known as the 'Community Association' (CA) and the CA is managed by a combination of an Association Committee (elected from owners of residences in Raleigh Park), estate management (Jones Lang LaSalle), strata management ([Clisdells Strata Management](#)), garden and grounds maintenance (Green Options) and security (Sentinel Security Group).

The property within the estate has seen a steady rise in value over the last 10-15 years and this has been due in large part to the standards set out in the estate by-laws, excellent upkeep of the community grounds and co-operation of the residents helping to develop our community spirit and shared responsibility.

More information on the constituent entities can be found on the Raleigh Park website [www.raleighpark.com.au](http://www.raleighpark.com.au).



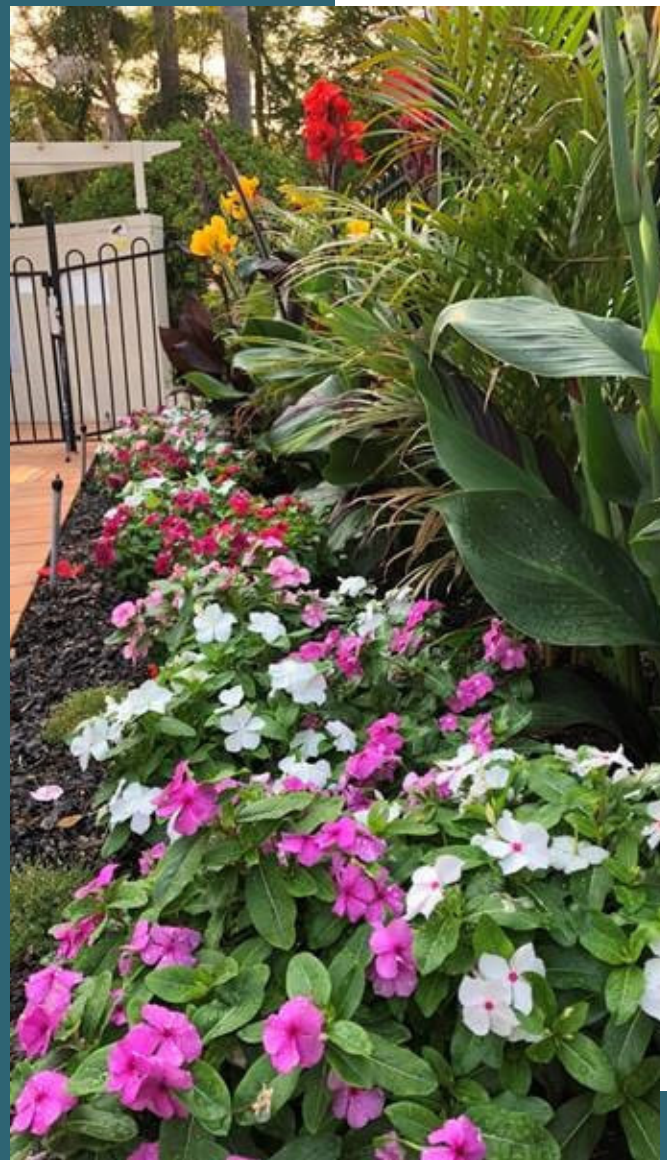


# Key Contacts

All owners are part of a neighbourhood group or strata entity and have the option to nominate a representative who may assist with issues which relate to the estate.

The estate also has an Association Committee and sub committees that meet regularly to discuss various aspects of the estate upkeep, procedures and management. An AGM takes place in August which all residents are welcome to attend.

The Estate Manager can be contacted on 02 9313 6234 or 0418 447 155 or emailed on [estatemanager@raleighpark.com.au](mailto:estatemanager@raleighpark.com.au) There is also an office on site next to the community hall and tennis courts for in person discussions.



# Policies & By-Laws

Raleigh Park has a number of procedures and by-laws that owners and residents must adhere to, covering items such as external home renovations, storage of bins, use of community grounds and pet policy.

The Raleigh Park Community Management Statement (CMS) covers the broad policies and by-laws, some of which are outlined below.

## **Renovations and Modifications.**

The high standards of landscaping and architectural integrity at Raleigh Park Estate are maintained by compliance with the policies outlined on the Raleigh Park website. All modifications visible to the public must be approved by the Architectural Review Subcommittee (ARS). Examples include repainting, installing solar panels, replacing doors or light fittings. Requests for approval should be made to the Estate Manager in the first instance.

A number of key relevant by-laws are 4.13, 4.14, 10, 11, 12, 13 and 14.

## **Parklands**

The open space areas ("the Parklands") in the Raleigh Park estate are maintained by the Raleigh Park Community Association ("the RPCA"). Under By-law 68 of the CMS, members of the public may use the Parklands for passive recreation.

## **Amended by-law 39 Keeping of Animals**

This by-law sets out rules concerning the keeping of animals in Raleigh Park. Owners and tenants within the neighbourhood associations are now permitted to keep a pet, provided that a registration form (attached to by-law 39) has been completed and approved. Residents of strata schemes have a separate procedure which can be obtained from the strata manager. Dogs are permitted in the Parklands on a leash, and owners are responsible for removing dog waste.

## **Weddings**

Raleigh Park Community Association (RPCA) is entitled to determine whether or not to permit weddings (involving residents) within the Grounds and, if so, then on such terms as it thinks appropriate. A request should be made via the Estate Manager who will pass on the details to the relevant subcommittee.

## **Garbage Bins**

By-law 40 states that residents of the houses must keep their three waste bins in an area which cannot be seen from outside the lot. Bins should be stored in the garage, behind a hedge or in a side access area. By respecting this by-law you are helping to maintain the high quality of this Estate.

## **Strata Residents**

Residents of the strata schemes have separate by-laws and committees which impacts residents. All strata properties are managed by [Building Facilities Management Solutions](#) (BFMS) 1300 889 227.

[www.raleighpark.com.au](http://www.raleighpark.com.au)



# Amenities



Each of the six high rise strata blocks, built along the northern boundary of the estate, has its own amenities such as a swimming pool and parking areas that are restricted to residents of that strata block.

The neighbourhood residents and residents of the low-rise Sherwood Apartments have exclusive access to the swimming pool adjacent to the tennis courts and the one in front of the Sherwood Apartments.

The two tennis courts may be booked by residents via the Raleigh Park website. To obtain initial access to the pools or tennis courts, please contact the Estate Manager.

Raleigh Park has a number of open park areas and a children's playground as well as a community hall that is available for hire. You can make a request to hire the hall via the application form on the website, or contact Clisdells Strata Management on (02) 9556 5222.

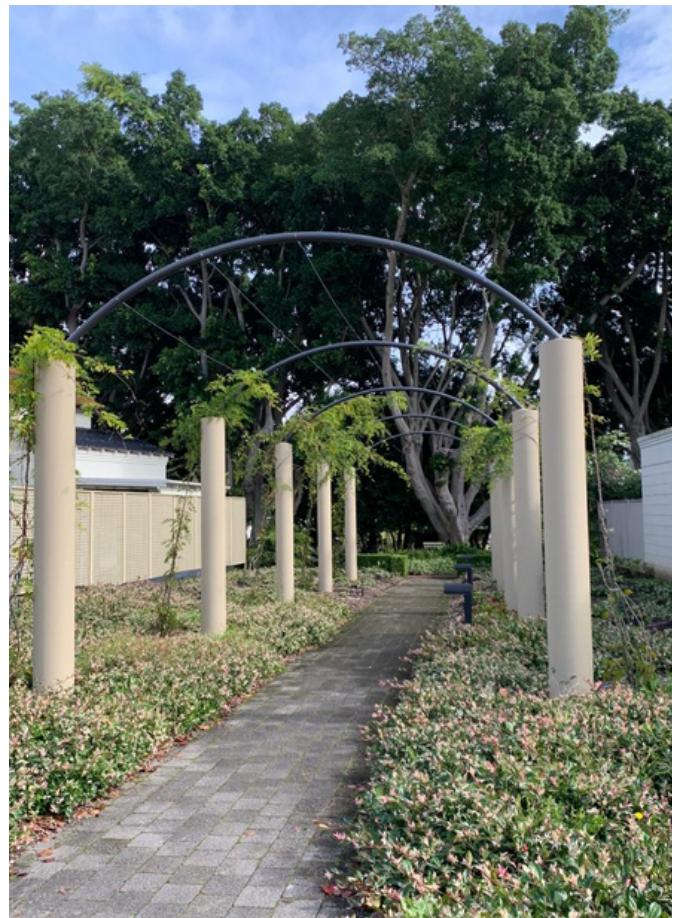
# Feedback, News & Updates

All enquiries in the first instance should be directed to the Estate Manager via the Contact and Feedback link below or the 'Contact Us' page of the website.

We have regular news, recorded minutes and project reports on a range of subjects within the estate which is available via the website.

Thank you for taking the time to read this welcome pack, if you have any questions or suggestions please reach out to the Estate Manager who can assist you or direct the question to the relevant Association Committee member.

We hope you enjoy living in this beautiful and peaceful part of Sydney.



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