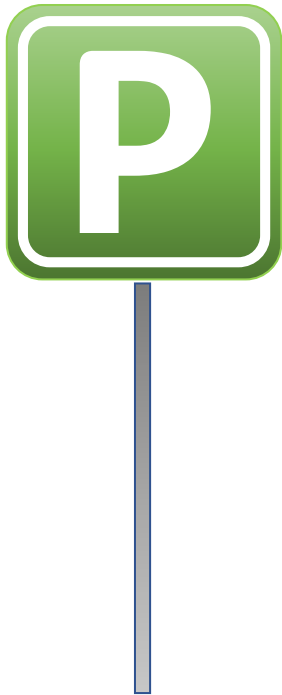


Oasis Villas Car Parking Guidelines



The Oasis Body Corporate Committee

As part of its responsibilities under legislation the Oasis Body Corporate Committee (OBCC) is required to uphold the Oasis By-Laws, Council By-Laws and any other regulatory requirements. That doesn't mean that we will always agree with them, or that our Owners and Occupiers will agree with them, however it is legally binding on us to ensure that they are upheld – consistently.

1. Parking for Owners and Occupiers

Parking options

Parking in Villa garages

It is expected that residents will park their vehicles in their allocated vehicle garaging space. Each Villa has two of these spaces.

Parking in front of Villa garages

- I. Of the 76 Villas in Oasis, the lot boundary of 68 villas **does not** extend far enough from the garage to permit a vehicle of any size to park in front of their garage. Eight (8) Villas within the complex (Villa numbers 25, 32, 65, 66, 71, 72, 73 and 74) have a Lot Title boundary that provides sufficient space to park a small vehicle in front of their garage. (refer to Attachment 1 – Oasis Lot Title Boundaries)
- II. The area in front of the 68 Villas where there is not sufficient room for a vehicle to be parked within the property's boundary, is Body Corporate common property. Parking on Common Property is not permitted under by-law 11 (see Figure 1 below) without written approval of the OBCC. This is further supported with by-law 7 (see Figure 2 below)
- III. The Body Corporate has made a concession to allow all Owners and Occupiers to park in the driveway in front of a Villa's garage for short durations of up to 2 hours in any 24-hour period providing the vehicle is not blocking their neighbours' access or the driving roadway within the complex (by-law 7). This was approved by the majority of owners at the February 2022 AGM
- IV. No parking is permitted in driveways on an overnight basis.

Parking on nearby streets

Street parking is available along Morala Avenue and Limetree Parade.

Parking in designated Body corporate car parks

Owners may be permitted to use a designated Body Corporate carpark with the written approval of the OBCC. If you require the use of a Body Corporate carpark for a few hours or a few days, please contact us and advise of your need. These requests are generally dealt with favourably, however Owners and Occupiers should realise that there are a limited number of Body Corporate car parks and requests might not always be able to be met.

The availability/use of these car parks is on a first come first served basis.

The Oasis by-law which regulates parking is reproduced in Figure 1 below.

Figure 1: By-Law 11

11 Parking

- 11.1 Owner or Occupier must not, without the written approval of the Body Corporate:
 - 11.1.1 park a Vehicle or allow a Vehicle to stand, on any part of the Common Property; or
 - 11.1.2 permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

Figure 2: By-Law 7

7 Obstruction

- 7.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
 - 7.1.1 obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
 - 7.1.2 use as storage, or place items on, the Common Property.

Parking breaches

Parking is a particularly contentious issue in Oasis – there seems to be a lot of visitor carparks, that we aren't able to use. This is an outcome of Council planning requirements, and our by-laws have been drafted to support them, and no, we can't change them without great expense and even if we were to there is no guarantee of a positive outcome.

In line with the parking by-laws Owners and Occupiers are:

1. not permitted to park on common property, except as outlined above, in the driveway in front of a Villa's garage for short durations of up to 2 hours in any 24-hour period or in a Body Corporate parking space with written permission from the OBCC,
2. not permitted to park in the designated Visitor car parking bays – this has been previously adjudicated by the Body Corporate and Community Management Commissioner. Only genuine visitors are permitted to use these spaces.

Every Owner and Occupier is obliged to uphold the by-laws.

The Committee cannot legally turn a blind eye and let Owners and Occupiers park as they please – though some seem to think that we can, that is not possible. For further information refer to Attachment 2 – Oasis Villas Parking Considerations.

In trying to be as even handed as possible, and not immediately issue a Contravention Notice for every parking infraction, that may lead to an application to the Body Corporate Commissioner for resolution, a breach notice will be issued for the first two infractions to advise an Owner/Occupier they are in breach of the By-Laws. On the third infraction a Contravention Notice may be issued. The aim of this process is not to overturn the by-laws, but to adopt a reasonable approach to managing them in the first instance.

The colour coded warning system and or verbal advice previously in place will no longer be used. This change has come about as a result of the argumentative and abusive behaviour of a small minority of Owners/Occupiers who wish to challenge the by-laws.

Remember, there are a range of parking options as outlined above and there should be no need for any Owner or Occupier to receive one of these notices.

2. Visitor Parking

Visitors are permitted to use the Visitor car parking bays – this includes trades people who are in the complex for the day (noting that longer stays by trades will require approval).

The OBCC, in consultation with Owners and Occupiers has introduced a token system for Owners and Occupiers to provide to their Visitors.

Two blue laminated tokens have been distributed per Villa.

Visitors should display the token on their dashboard for the duration of their visit.

The token should be returned by the Visitor to the Owner/Occupier so that subsequent Visitors can reuse it.

Owners and Occupiers are requested to contact the OBCC on email body.corp.oasis@gmail.com if they have Visitors who may be staying for longer than 14 days. This will allow the OBCC to advise the caretakers and respond to queries from other Owners/Occupiers should these arise. Approaching the extended stay of Visitors in this way will (we hope) avoid our Visitors being confused with Owner/Occupiers and receiving a parking notice.

3. Other parking matters

Caravans/Mobile Homes

On application, Owners or Occupiers may be permitted to use a designated Body Corporate carpark for a period up to 7 days to allow their caravan/mobile home to be prepared for a trip and upon return a further 7 days to allow the vehicle to be unpacked. (refer to Attachment 3 Oasis Carparking Application).

Moving In and Out

The OBCC appreciate that Owners/Occupiers moving into or out of the complex might need to use garage space for packing materials, furniture or boxes.

Owners/Occupiers moving into or out of the complex may request a parking permit to use a designated Body Corporate carpark for a period up to 30 days.

These OBCC car parks are identified by signage and are located opposite Villas 18 to 20 and at the southern of the complex opposite Villas 29/30. (refer to Attachment 3 Oasis Carparking Application).

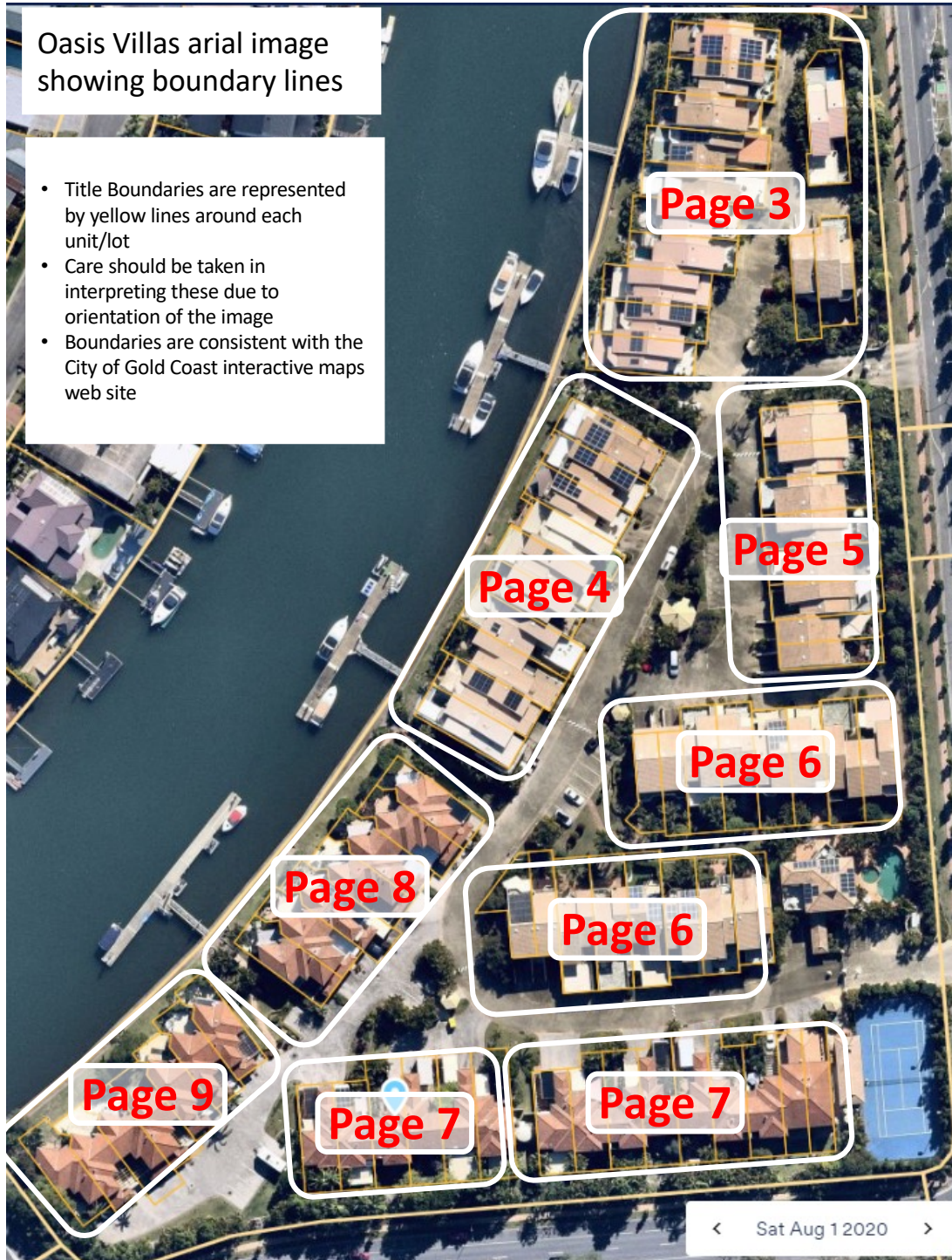
4. Parking Permit Applications

If you have a request for parking within the Complex please complete the Parking Application Form provided at Attachment 3.

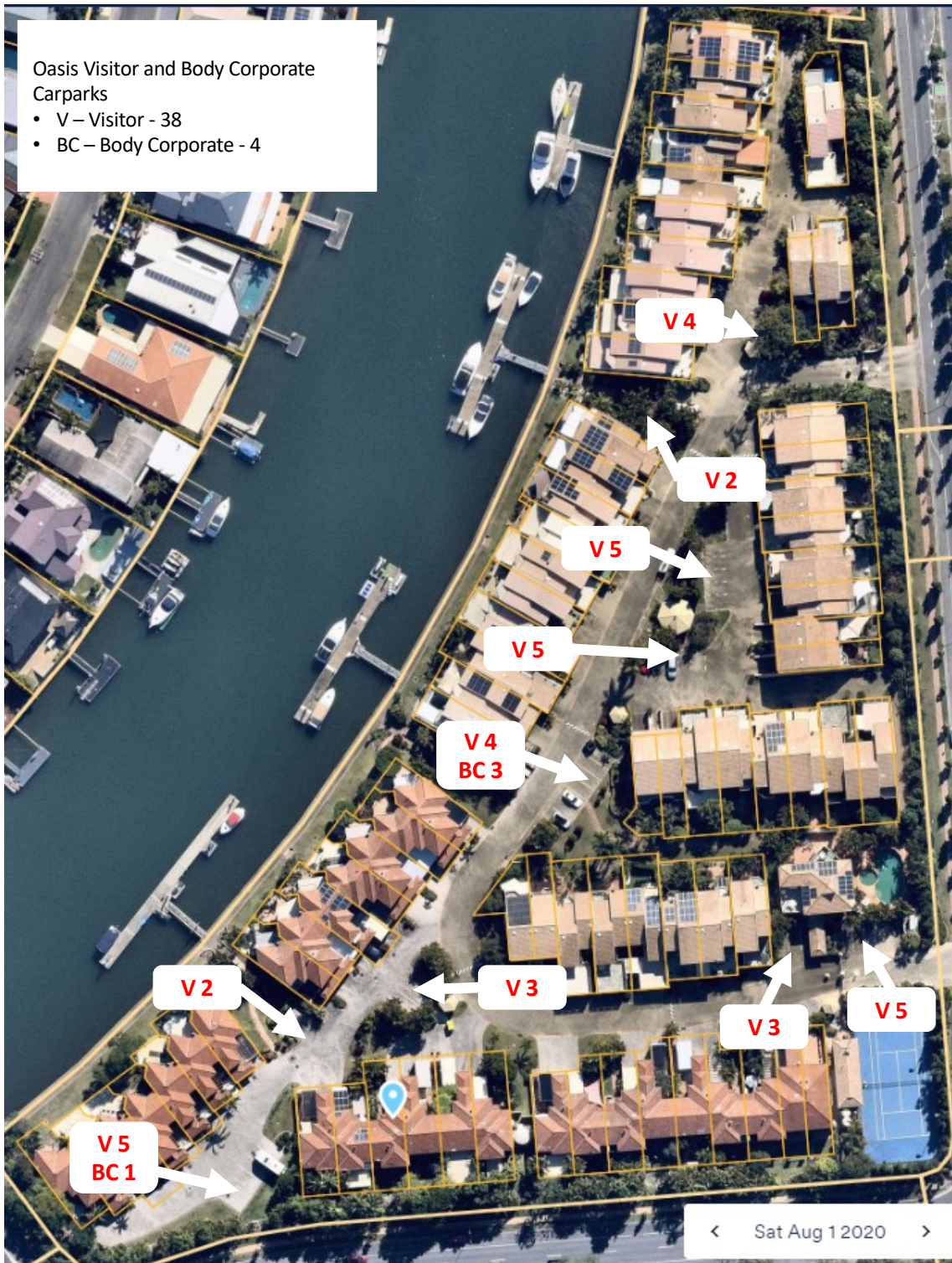
To allow time for processing the application should be received 7 days prior to the time period being requested.

Attachment 1

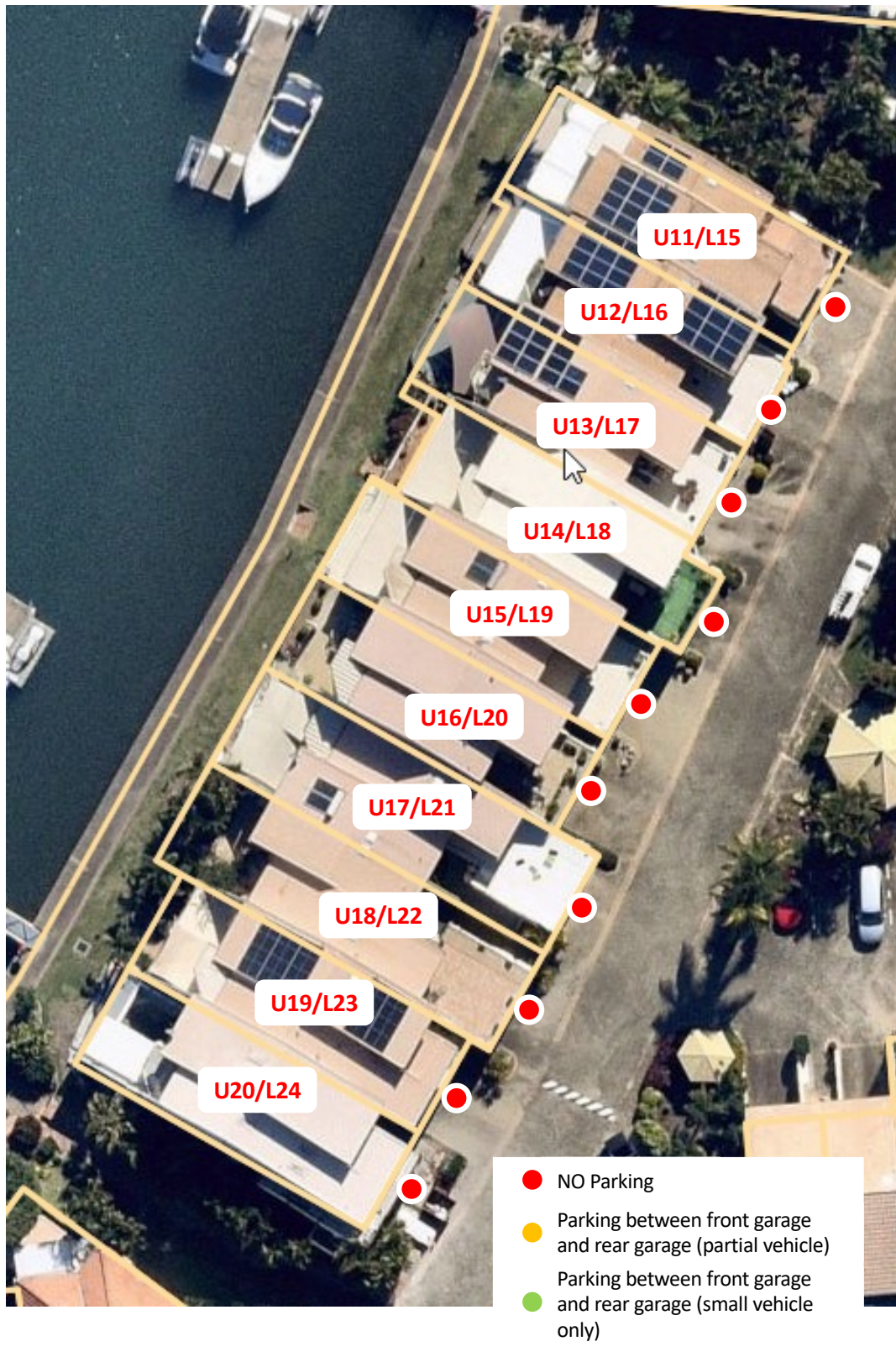
Oasis Villas Lot Title Boundaries

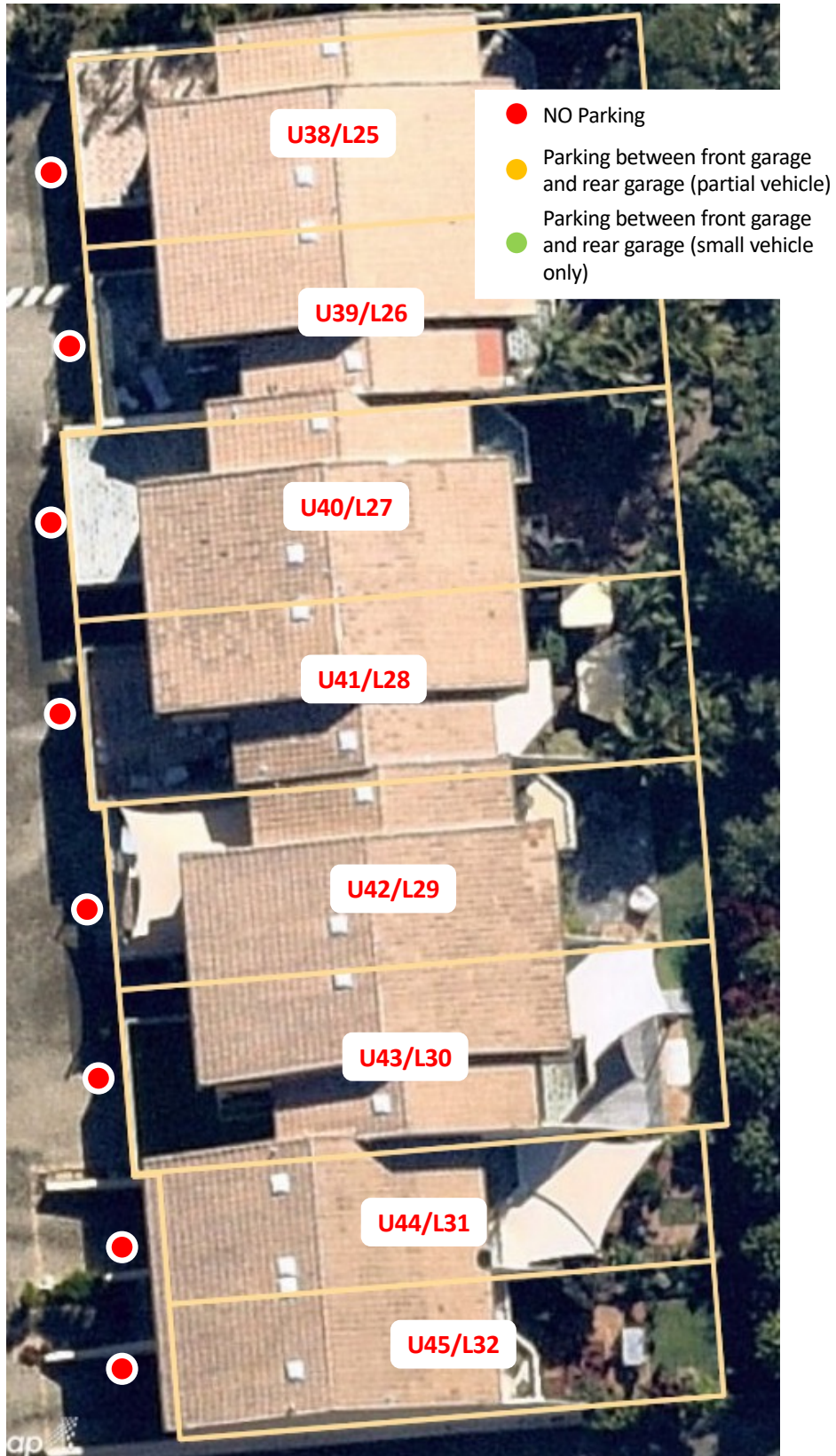


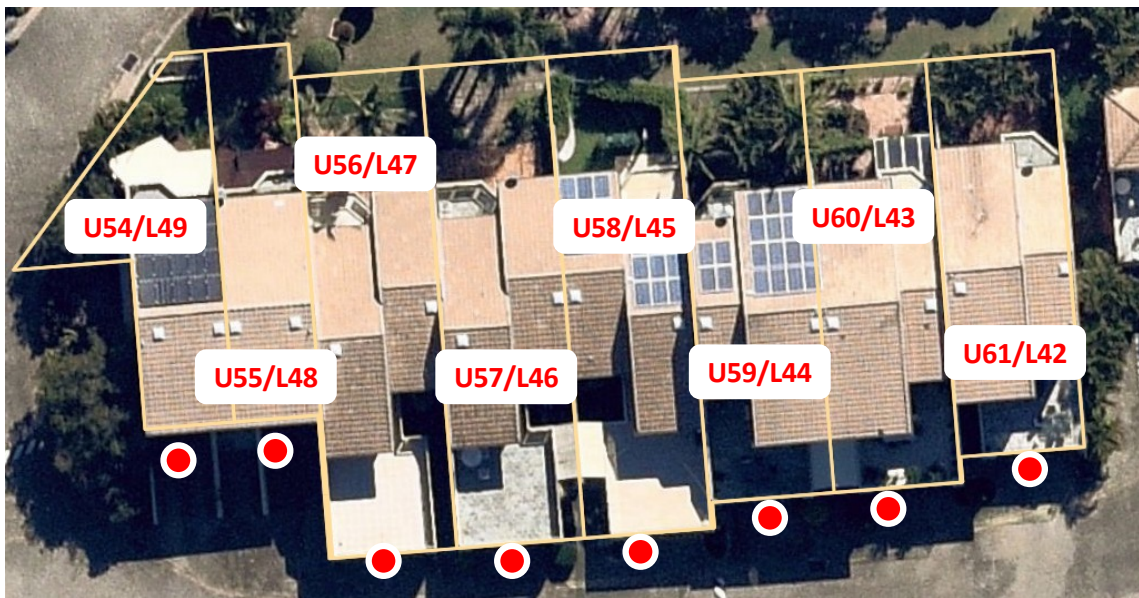
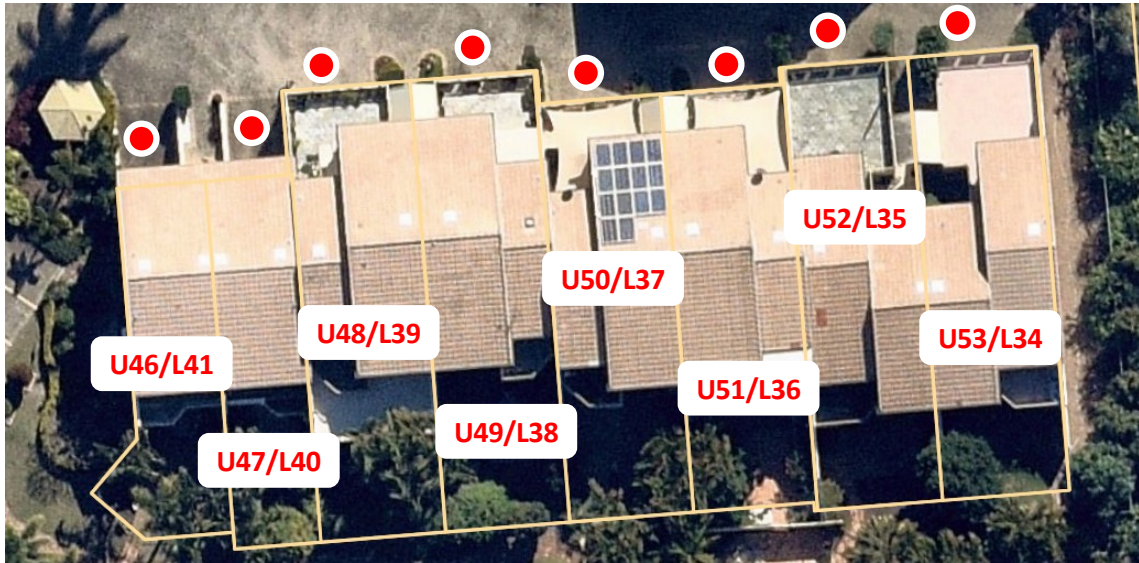
Attachment 1 – Oasis Villas Lot Title Boundaries



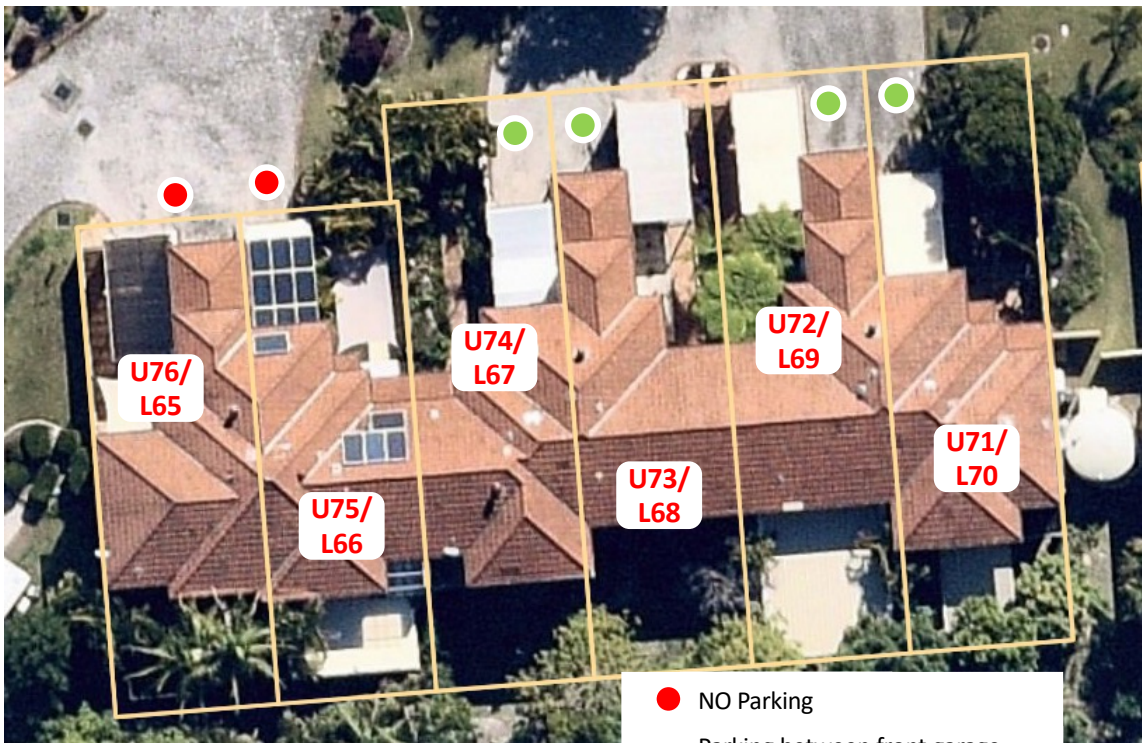
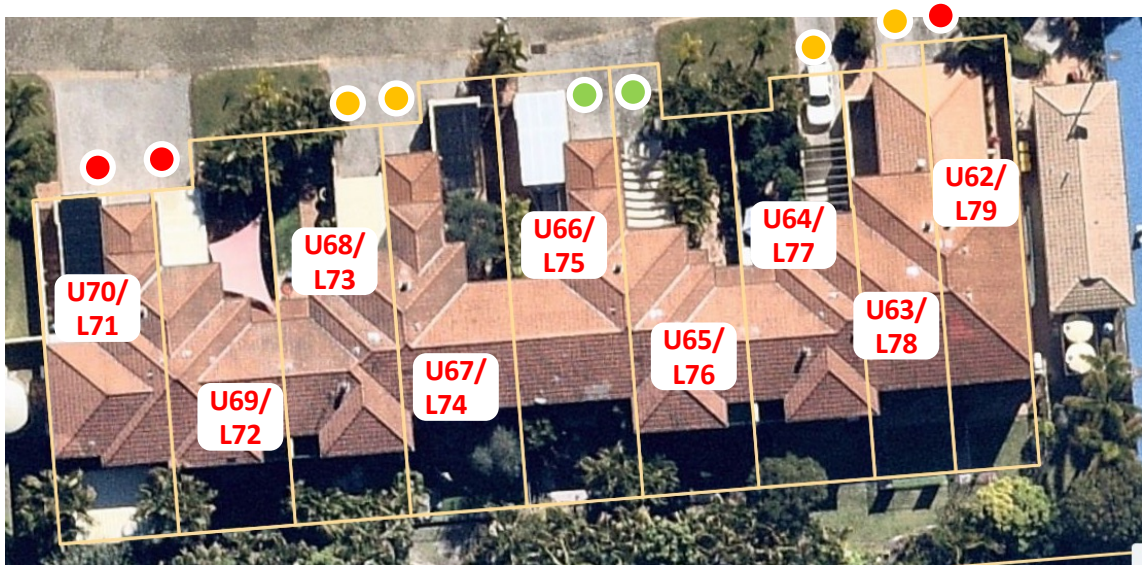








- NO Parking
- Parking between front garage and rear garage (partial vehicle)
- Parking between front garage and rear garage (small vehicle only)



- NO Parking
- Parking between front garage and rear garage (partial vehicle)
- Parking between front garage and rear garage (small vehicle only)



