

NewActon South Hobby Room Terms of Use

The hobby room is intended to be a shared, safe and enjoyable space for use by owners and residents for non-commercial activities.

Terms of use

1. All users must agree to these **Terms of Use**, as amended, prior to making any use of the room. Agreement must be acknowledged on the **Hobby Room Agreement** form available from the building manager and must be signed and dated by the owner/resident.
2. The hobby room is intended for the use of owners and residents. Up to two guests are permitted with each owner/resident but the owner or resident must be present at all times and is responsible for the actions of guests. All guests are to sign and return the **Hobby Room Agreement** form, available from the building manager, before they access the room.
3. The room is provided primarily for adults. Children are permitted to use it while under the direct and constant supervision of a parent or adult guardian.
4. The room is available on a first-come-first served basis, for a maximum of **eight** persons. Permanent bookings are not permitted and users are expected to amicably share time and resources in the room.
5. It is a condition of entry that users agree that continuous video surveillance of activities will be recorded and stored in the building management system for security purposes.
6. Certain activities are prohibited. The Owners Corporation provides guidance about the types of activities which are and are not permitted (See below). Anyone undertaking a prohibited activity can be suspended from using the facility by order of the building manager or any member of the Owners Corporation Executive Committee. The Executive Committee can issue infringement notices, seek recovery of costs for damage, and can levy legally enforceable fines for breaches of its rules.
7. Personal Protective Equipment is to be provided by the user and is to be worn by all present during any potentially hazardous activity (See **Safety in the Hobby Room**).
8. All users are to abide by the requirements of any safety procedures posted in the room. Any person present **must** call a halt to an activity which they consider unsafe.
9. The room is to be kept secure. Users are not to share the keysafe combination with others, including new owners if their apartment is sold, or make copies of the key. The key is to be returned to the keysafe after each use of the room. Loss of the key is to be reported to the building manager.

10. Users are to check the Day Book, located in the room, each time they use the room and are to record any incidents (e.g. faults, breakages, untidiness).
11. Users are to leave the room clean and tidy. All rubbish is to be removed from the room after each use.
12. Personal items are not to be stored in the room and the Owners Corporation accepts no responsibility for any item left there. Any items left in the room will be considered to be available for use by others.
13. Donations of tools and equipment are welcome. Offers of donations can be made by entering a note in the Day Book.
14. Suggestions for better managing the facility can be made via a note in the Day Book, by advising the building manager or any member of the Owners Corporation committee or via a note in the Owners Corporation mailbox located in the foyer.

Specifically Prohibited Activities (reason in brackets)

- ✘ Any action which is illegal under Australian or ACT Law or prohibited by the by-laws of the Owners Corporation.
- ✘ Smoking (health grounds).
- ✘ Consumption of alcohol (safety).
- ✘ Cooking or consumption of foods (vermin prevention). Preparation of beverages and consumption of snacks is permitted provided all residue is removed.
- ✘ Electric welding or use of oxy-acetylene gas equipment (excessive use of electricity, safety and mess).
- ✘ Working with fibreglass resin (vapours).
- ✘ Charging wet cell batteries (safety and corrosive substance). Small appliance battery chargers may be used (e.g. for power tools) but must not be left on overnight.
- ✘ Use of solvents causing vapours or corrosive substances (e.g. dry cleaning fluid, white spirit, petrol, lighter fluid, degreasers, ammonia, acids) (safety hazard). However, WD40 type spray solvents may be used.
- ✘ Storage of fuels and refuelling of any kind (fire and vapour hazard).
- ✘ Changing engine oils (mess).
- ✘ Machine sanding (mess), except where a dust collector bag is attached to the equipment.
- ✘ Storage of personal items (hobby room is part of common property).

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Guidance about the types of activities which may and may not be undertaken in the hobby room

Examples of activities which **are** allowed:

- ✓ Using mixed media to create art (e.g. poster making).
- ✓ General bicycle maintenance, bicycle assembly.
- ✓ Photography.
- ✓ Recording music, provided it does not annoy others.
- ✓ Woodworking as a hobby, using a wood lathe or hand tools.
- ✓ Assembly of flat pack furniture, furniture repair.
- ✓ Children's craft room.
- ✓ Using glues and varnishes (e.g. musical instrument making).
- ✓ Using a spray solvent such as WD40 (provided no mess is left).
- ✓ Computer repair, portable computing (laptop, tablet, printer etc).
- ✓ Electronic hobby projects/repair.
- ✓ Repotting plants, provided mess is cleaned up.
- ✓ Using an electric jug to make drinks for immediate consumption.
- ✓ Storage of share items (e.g. hand tools available for others to use)
- ✓ Sewing, cutting, making cloth, paper, felt, card.
- ✓ Use of LP gas/ butane gas, provided it is for heating or cutting but not for cooking or space heating.
- ✓ Electric column type heater (but not fan heater).
- ✓ Brazing, leadlighting, soldering, so long as the room ventilation system is used.
- ✓ Hammering, cutting, sanding (see above), drilling, planning, grinding, routing wood, metal, plastics, ceramics, glass and stone, provided dust is cleaned up.
- ✓ Gluing, so long as the ventilation system is used, it does not cause a permanent stain and does not bother other users.
- ✓ Painting, so long as drop sheets are used and overspray prevented. Water, acrylic and oil based paints may be used and small spray cans, but not commercial type spray painting equipment. (e.g. using spray cans to repaint furniture is OK with caution but panelbeater-type spray painting is not).
- ✓ Other craft activities which do not leave a permanent mark (e.g. drawing, working with paper, cloth, felt etc).
- ✓ Meetings, social gatherings (not involving food or alcohol).
- ✓ General recreation activities.

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Examples of activities **not** allowed:

- ✗ Commercial artist studio.
- ✗ Solvent cleaning bike parts, welding bike frames.
- ✗ Commercial photography studio.
- ✗ Band practice.
- ✗ Building a kit home.
- ✗ Commercial furniture making.
- ✗ Childminding.
- ✗ Commercial instrument workshop.
- ✗ Degreasing car parts.
- ✗ Commercial IT workshop.
- ✗ Electrician workshop.
- ✗ Hydroponics.
- ✗ Preparing food (e.g. cooking toast, food for a function or for public consumption).
- ✗ Storage of personal items (e.g., household goods, exercise equipment, car parts).
- ✗ Accommodation of any kind.
- ✗ Personal office.
- ✗ Use of personal exercise equipment (a gym is provided on the ground floor).