

# EFT Principal Common Property

## Loading Bay

- An Owner must follow the directions of the EFT Body Corporate Manager and the DIFCA with respect to the use of the Loading Bay (including Shared Access Ways) and must use the Loading Bay solely for the delivery or removal of furniture and large items.
- An Owner must not park or leave any vehicle unattended in the Loading Bay at any time or leave any items within the Loading Bay that may obstruct its use by other Owners.

## Movement of Goods

- An Owner must not without the prior written consent of the EFT Body Corporate use any passenger lifts or escalators in Emirates Financial Towers for the transportation of its furniture.
- An Owner shall be responsible for any damages to Emirates Financial Towers and equipment caused by the transportation of its furniture or other effects.
- An Owner must ensure that all deliveries and removals (and workmen) use only designated lifts and staircases so as not to inconvenience other Owners.
- An Owner must ensure that adequate measures are taken to protect the EFT Principal Common Property during any bulk deliveries or removal work
- An Owner must ensure that packing and crating materials must be removed and disposed of in an appropriate manner on the same day that they are brought in.

## Permission Required

An Owner must obtain permission from the EFT Body Corporate Manager at least forty eight (48) hours in advance for bulk deliveries and removals and that such deliveries and removals are booked in with the EFT Body Corporate Manager (or its nominee) or the EFT Body Corporate Manager may deny entry to the contractor for this purpose.

## Keeping of Animals

- An Owner must not keep any animal (except fish kept in a secure aquarium) in its Lot or on the EFT Principal Common Property at any time.
- This By-law 5 does not prohibit or restrict the use of a dog as a guide or hearing dog in a Lot or on the EFT Principal Common Property.

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## Car Park Pass

- One Automated Car Park pass shall be issued to each Owner for each Automated Car Park Right.
- Only an Owner with a valid Automated Car Park pass will be permitted to park its vehicle in the Automated Car Park.
- The procedure for application for an Automated Car Park pass will be determined by the EFT Body Corporate and/or the Automated Car Park Manager from time to time at its discretion and notified to Owners.

### Automated Parking Guidelines

- Cards are for the parking access only and cannot be used to access the main building doors/lifts
- Avoid exposure of cards to high temperature and recommended to avoid keeping the cards inside the cars; that are park outside the building parking facility.

### While parking inside the Automated Parking

- Apply the hand break
  - fold-in both the side mirrors
  - Lower or remove your car antenna
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- In case of lost card a fee of 100AED plus 5% VAT will be applicable for the replacement.
  - In case of non-availability of parking card with the driver and usage of visitor ticket instead, the normal visitor fee for parking will be applicable.
  - If parking card is not functioning at entrance gate; please proceed to B1 with a ticket from the Entry machine and handover both the card & ticket to MRS parking assistant immediately. If not, the normal visitor fee for the parking will be applicable.
  - For forgotten items inside the car that are parked in the robotic parking, driver should not retrieve his car but rather proceed to MRS customer service person for help or call 04 3863584 - 87 for assistance.
  - Self-Parking is not a free service. A stamped visitor ticket is required / entitled for validation and shall be billed to your company on a monthly basis. Unstamped ticket will be charge of AED 12/hour upon retrieval of the car in the Automated Parking.
  - Valet Service is not a free service. A stamped valet ticket is required / entitled for car retrieval in the valet and shall be billed to your company on a monthly basis. Unstamped valet ticket will be charge of AED 30/hour. Ticket stamped from Restaurants will have Special Discounted Rate and may not be free of charge. Any car not requested before 3:45 AM will be retrieved at 8:00 AM with extra charge of AED 250 in addition to the valet parking fee.
  - Any vehicle wheel clamped by Emirates Financial Towers Management due to parking in unauthorized areas and driveway will not be released until violations fine of AED1000 is paid.

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## Compliance

An Owner must comply with all rules and directions of the EFT Body Corporate and the Automated Car Park Manager in accordance with the Constitutional Documents and any other resolution pertaining to the use of the Automated Car Park including all rules and directions with respect to the Owner's use of its allocated Automated Car Parking Spaces.

## Use of Automated Car Parking Space

An Automated Car Parking Space may not be physically accessed by any Owner without the prior written consent of the EFT Body Corporate/Automated Car Park Manager.

## Additional Car Park By-laws

- An Owner must not sound a car horn in the vicinity of Emirates Financial Towers except in case of emergency.
- An Owner must not drop any litter in the vicinity of Emirates Financial Towers and must clear up any spillage of oil or any other substance emitting from its vehicle in the Car Park at its own cost. If an Owner fails to clear up any spillage within twenty four (24) hours of the spill occurring or in the case of emergency, the EFT Body Corporate may arrange for the spillage to be cleared and recover the cost of doing so from the responsible Owner.

## Liability

- The EFT Body Corporate and/or the Automated Car Park Manager shall not be responsible for any loss, damages or claims arising from the use of the Automated Car Park.
- All and any charges incurred by the EFT Body Corporate and/or the Automated Car Park Manager for breach of the Body Corporate By-laws by an Owner in relation to the Automated Car Park shall be charged to the Owner responsible.
- An Owner shall park any vehicle in the Automated Car Park at its own risk and the EFT Body Corporate and/or the Automated Car Park Manager shall not be liable for any theft, damage or other misdemeanour caused to vehicles or contents of a vehicle.
- An Owner shall be responsible for obtaining and maintaining the appropriate form of insurance for any vehicles and the contents of such vehicles parked in the Automated Car Park.

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## Signage

- An Owner must not, without the prior written approval of the EFT Body Corporate, erect, display, affix or exhibit on or to the exterior of its Lot (or in the interior of its Lot that is visible from outside of the Lot), any signs, lights, embellishments, advertisements, names or notices which do not conform to the requirements and standards of the EFT Body Corporate as to design, quality, size and appearance.
- An Owner must not by the installation of any fittings, equipment, facilities, illumination or otherwise, spoil, impair or detract from the impression of its Lot or Emirates Financial Towers generally.
- An Owner must ensure that the color, design, fabrication and installation of signage at its Lot shall be approved by the EFT Body Corporate and that such signage only contain the trade names of the business and its logo (if any) of the business operating from its Office Lot.
- An Owner must not install any moving, blinking, animated or audible signs within its Lot that is visible from outside of the Lot.

## Building Works

- An Owner must notify the EFT Body Corporate in writing, not less than forty eight (48) hours prior to any Building Works to be undertaken to its Lot, and provide details of the contractors engaged to undertake the works.
- All Building Works must be undertaken strictly in accordance with the Architectural Code.
- An Owner indemnifies, and keeps indemnified, the EFT Body Corporate and all other Owners and Occupiers in Emirates Financial Towers against any loss suffered arising from or connected to the Owner's Building Works.

## Storage

- An Owner must only store or stock goods or equipment in its Lot that are necessary to undertake the permitted use and shall ensure that such goods or equipment are stored in its Lot in a proper manner, without creating any mezzanine levels or using false ceilings as storage areas without the express written approval of the EFT Body Corporate.
- An Owner must not store any inflammable materials in its Lot nor have any naked flames or the burning of incense within the Lot.
- An Owner of a Lot must not suspend heavy loads from ceilings, the main structure, or suffer floors to be loaded beyond safety limits.

## Reference

Principal Strata Management Statement (2013) Schedule 6 EFT By-Laws; EFT Principal Common Property (pp. 63-67).