

Underground parking – Specific Rules (approved by AGM on 15.12.2018, confirmed by AGM on 14.12.2019)

The 79 LHLB co-owners have equal rights to access the 27 available car parking spaces on a fair and equitable basis. As there is a shortage of 52 parking spaces to enable each co-owner to have a dedicated parking space, it is necessary for LHLB to create and implement a set of rules to govern the use of these limited underground parking facilities:

1. All vehicles (cars, motorbikes) parked in the underground parking must exhibit the dedicated LHLB parking sticker (secured by RFID). The sticker shall be visible for inspection at all times and shall be protected from tampering as far as reasonable. It shall mention the brand and plate number of the vehicle as well as the name and unit number of the co-owners condo. (for cars, it should be placed in the front windscreen; for motorbikes, on the wind shield or seat). The LHLB parking sticker is provided solely by the Manager to the co-owner upon request and upon presentation of an ID proof and the registration of the vehicle intended to be parked in the underground parking. It is not allowed that the co-owner hands the parking sticker over to someone else directly, without passing through the Manager (f.ex. to a tenant, to a friend,...).
2. Likewise, garage gate remote control is provided exclusively by the Manager to the requesting co-owner. It is not allowed that the co-owner hands the remote control over to someone else directly, without passing through the Manager.
3. Each and every violation of the rules governing underground parking is considered to be an incident. In such case, a penalty will be applied without any exception. In addition, vehicles violating any of the parking rules (eg. not displaying the LHLB parking sticker) will be clamped.
4. When registering, entitled users of the underground parking shall sign a form, acknowledging that they are familiar with current underground parking rules and they agree to strictly abide by them.
5. Entitled users of the underground parking must conduct themselves in a careful and safe way. A strict speed limit of 10 kmh is applicable in the parking area. All users of the parking shall be responsible for their own risks. Condominium Juristic Person, the Manager and the co-owners' Committee, will not be responsible for any loss or damage of vehicles, components, accessories or contents of vehicles or accident or injury of any persons either the co-owners, which occur directly or indirectly, in connection with the use of any parking lot, except in case of their intention or severe negligence. Nor will they be responsible for any occurrence resulting from the use of the parking by anybody; LHLB hold themselves harmless against any loss or damage that may occur whilst the vehicle or motor bike is in the underground parking facility. Users of the parking facility do so completely at their own risk.
6. Storage of flammable materials is not permitted in the underground parking. The changing of lubricant or other fluids is strictly prohibited. If done nevertheless, the Manager may instruct the co-owner to do the clean-up. If such clean-up is improperly done, the Manager shall hire professional cleaners for such clean-up and costs charged to the co-owner.

7. In principle, one vehicle is allowed per one unit in the underground parking. Only cars and motor bikes registered in the name of a co-owner (or a tenant, if applicable) shall have access to the underground parking and be parked there.
8. Access to the underground parking is based on “priority”. In principle, priority is calculated by the Manager based on: status (co-owners have priority over tenants), seniority (time since condo. was purchased) and residency in the condominium (yes/no). Therefore, many constellations exist, ranging from “high priority” (a co-owner who bought his unit when construction of the condo. just was finished and who is living in the condo.) down to “low priority” (a tenant who recently has rented a unit). In other words, absolute priority is given to co-owners with long duration ownership in residence. Notably, co-owners who do not reside at LHLB condo. are not entitled to use the underground parking. In general, tenants have no right to use the underground parking (although exceptions may be granted at the discretion of the Manager).
9. Cars and similar vehicles are to be parked only within the marked parking slots. Vehicles in excess of 5 m long are not permitted access to the underground parking facility.
10. Motorbikes are to be parked exclusively in the marked areas, reserved for them.
11. Long term parkers (vehicles intended to be parked for more than 30 days without moving) shall inform the Manger. Long term parkers shall leave keys of the car before leaving with the Manager, who will arrange for outside parking in a secured facility at the expense of the owner of the car (if need arises). The Manager will make sure that those vehicles will have their battery loaded, be cleaned and be available when the owner returns. A penalty of 1 000 THB per week of violation will be applied for breaking the long term parking rules.
12. Offenders of the parking rules will be fined with a penalty of 2 000 THB per incident or 1 000 THB per week of violation, whichever is greater and their vehicle will be clamped. Owners of vehicles violating the rules repeatedly or act in a dangerous way will be penalized with 5 000 THB per incident or 5 000 THB per week of violation, whichever is greater and their vehicle clamped. In case of relapse or fraud, offenders will be banned temporarily or indefinitely by the Manager (inactivating their electronic key tag and/or putting a clamp). If necessary, the Manager has the authority to move or remove a vehicle at the expense of the co-owner.
13. Penalties and expenses related to rule violations are added to the monthly bill. In case of persistent non-compliance and/or non-payment, the Management has the legal right to cut the water supply of the co-owner’s apartment. Interests will be added to the bill for each month of non-payment at a rate of 12% per year.

Only if ALL at LHLB strictly follow these rules and show respect for their fellows, good and fair use of the underground parking is guaranteed.

