

YOU AND I

Utilities

Electricity

Is supplied by WIN Energy through an embedded network. Please contact WIN Energy (PH: 1300 791 970) to transfer the account into you/your tenants name.

It is important that this is done to ensure that there is no interruption in service.

Water

Is supplied by Yarra Valley Water and the account will be transferred into your name automatically at time of settlement. If you lease your apartment, your tenant should open an account in their name.

Gas Hot Water

Is supplied by Origin Energy. Each apartment has a dedicated hot water meter and you are individually charged for your hot water usage. To arrange connection of your hot water supply please visit <http://www.originenergy.com.au/3345/Open-an-account> and fill out the form online OR Call Origin on 1300 734 533 between 8.00 am - 6.00 pm Monday-Friday

Gas (Stove Top)

Gas for your stovetop is supplied by Origin Energy and forms part of your hot water account. This charge will appear as a separate line item on your account and is billed as a fixed daily charge to each individual apartment.

Move-In Details

It is a firm requirement that all moves be booked and confirmed with the onsite caretaker prior to making any move arrangements.

After confirmation of settlement and prior to your occupancy date, you must contact the Caretaker to arrange a booking time for your move. The Caretaker can be contacted on 0450 001 830.

Moves and/or deliveries are permitted Monday – Friday as specified by the onsite Caretaker. Please contact the Caretaker to arrange your move and delivery booking.

Moves shall not be permitted unless the Caretaker has confirmed a booking. It is advisable to book in advance and consider allowing at least 2 working days.

Moves are not permitted on Saturday, Sundays or public holidays at any time; subject to clause 3.

Items are to be unloaded and stacked as directed by the Caretaker and then, once available, moved to the advised lift for delivery to the apartment.

The Caretaker shall explain access details and arrange to meet all parties at the building point of access.

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The Occupier shall provide the Caretaker with a copy of the removalist's Public Liability Insurance Policy prior to commencement of the move; it is recommended the occupier request this information when booking a removalist. This may be emailed through to the Owners Corporation Manager; email address reception@enginepropertygroup.com.au . It is the occupier's responsibility to ensure these details are provided. This is a Public Liability risk issue - insurance protects all parties.

The Caretaker shall request the occupier complete and sign an Indemnity Form prior to the move commencing; this is a procedural requirement to assist the Owners Corporation to identify and recover costs due to accidental damage.

Vehicles must not obstruct the car park entry and must be parked in an approved areas; the Caretaker can assist in this matter.

To facilitate loading and unloading of the furniture etc. to and from the lifts, the Caretaker shall lock out one lift for use of the move.

Furniture or goods must not be stacked or placed against the lift doors, or common area walls.

Please encourage your Removalist to take cardboard boxes and packaging away with them. Due to the amount of waste generated from a move, the occupier shall be responsible for the correct disposal of such waste. Any cleaning or removal costs burdened by the Owners Corporation for removal of such waste will be recovered from the lot owner.

The Caretaker shall sign off the completed Indemnity Form and file for information.

Please note that your apartment may contain natural timber and or tiled flooring, due care should be taken when moving furniture to prevent damage.

We advise that these guidelines are for the benefit of all occupiers; we request all parties respect and abide by these guidelines. We also request that if you intend to rent out your property, that your Real Estate Agent is given a copy for future tenants.

The Owners Corporation shall take appropriate action against any identified party in breach of these guidelines.

The above guidelines are for the benefit of all owners to ensure that no damage occurs to common property.

Storage Cages

All storage cages have been allocated to individual apartments. For assistance in location your storage cages please contact the Caretaker. Residents are reminded to ensure;

A minimum of 0.5m or 500mm of clearance below and around sprinkler heads

No flammable or dangerous goods such as oil based paints, solvents, cleaning chemicals etc are to be stored in this area.

No items are to be stored outside of storage cages or within private car parks.

All items are raised off of the ground with the use of shelving and/or pallets etc.

To assist with security, residents are advised to install black mesh (shade cloth) only.

All cages should be fitted with a strong, solid padlock

Additional storage cages or storage device are not permitted, without the prior written approval of the owners corporation.