

AVANTI
APARTMENTS



www.avantiapartments.com.au

Resident Information Pack

November 2018



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WELCOME

Welcome to Avanti Apartments.

The complex is a secure, modern, high rise strata development of two tower blocks, underground parking, commercial operations (including a pre-school), pool, spa, sauna, gym and barbeque and grassed area. There are nearly 200 residential apartments.

The complex has a Building Manager who works five days a week and a security guard is on duty at all other times.

This Resident Information Pack has been developed to provide information to make settling in easier for you and to also provide you with a reference for the future. This document will be updated when any changes occur and will be made available to all residents as a PDF file. This information is in addition to the By-Laws that can be downloaded from the Avanti Website (www.avantiapartments.com.au).

In any large complex it is important that residents all co-operate to make everyone's lives as pleasant and comfortable as possible. The By-laws help to achieve that and they are included in this document. It is recommended that you make yourself familiar with them and additional information included here.

We know you will enjoy living in the beautiful and convenient Avanti Apartments.

The Strata Committee
Strata Plan No 78122



CONTACTS

Building Manager – Irmina

Address: 510/90 George St. Hornsby NSW 2077
Phone: 9476 5016 (phone diverts to security after hours)
Email: avanti@transparentfm.com
Hours: 8:00 am to 3:00 pm - Monday, Tuesday, Thursday, Friday, Saturday
To call from the building entrance intercoms: 5555

Security

0419 144 520 (When the Building Manager is not on duty)

Strata Manager

Address: PO Box 250, Darlinghurst NSW 1300
Phone: 1300 001 991
Email: chris@yourlocalstrata.com.au

Building 1

Address: 90 George Street, Hornsby NSW 2077

Building 2

Address: 1C Burdett Street, Hornsby NSW 2077

SECURITY

SECURITY GUARD

A security guard is on duty at times when the Building Manager is not in attendance. The Building Manager or the security guard should be advised of any problems in the complex so they can be logged and dealt with appropriately.

Security or the Building Manager must be advised if emergency services have been called to the building and will give them entry.

SECURITY SWIPE CARD

The development is secured using a swipe card entry system. A swipe card is required to enter the car park; enter the foyer; enter the pedestrian gates in Hunter Lane and Burdett Street; and to operate the lift (other than when travelling to Level 5 which is Ground Level).



BUILDING ENTRY AND EXIT - RESIDENTS

To enter the building swipe your card at the left hand side of the foyer door where the intercom is located or, when driving swipe your card at the entry to the car park. Your security card gives you access in the lift to your apartment's level and the car park levels (P1, P2, P3 and P4). No card is needed to go to Level 5 (Ground) or to exit through the foyer.

Note that in each building foyer there is a lift (on the far right) dedicated to the commercial levels. This lift does not go up further than Level 7.

BUILDING ENTRY AND EXIT - VISITORS

Visitors to the building must buzz the apartment they are visiting using the intercom system. They punch in the apartment number and then the bell symbol. The intercom will then buzz in the resident's apartment and if the resident wishes to admit the visitor the key symbol on the apartment's intercom is pressed. This will open the entry doors and will allow the visitor to access the lift to the apartment.

The same type of system is used to allow visitors to enter the car park (located on the right hand side of the driveway) however they must buzz again at the lift as buzzing them into the car park does not provide lift access. Please ensure that visitors using the car park are aware that there are two buildings in the development and they must be careful not to use the wrong set of lifts.

Visitors leaving the building do not need to be swiped to Level 5 (Ground) and can exit the building through the foyer doors that operate automatically.

Visitors using the car park will have to be swiped to the appropriate car park level and must contact the apartment from the security intercom near the garage door so they can be buzzed out.

VIDEO SURVEILLANCE

Most common areas of the development, including the lifts, are continually monitored and recorded on CCTV for the security of residents.

GATE ENTRY

There are gates in Burdett Street and Hunter Lane for pedestrian entry. They are opened using the swipe card.



EMERGENCY PROCEDURES

SMOKE ALARMS

Apartment Smoke Alarms

All apartments are fitted with smoke detectors. They are hardwired into the electricity and have a 9 Volt back up battery. The battery should be replaced annually. The smoke detector will begin to beep when the battery is becoming flat. As part of the annual fire inspection access is required to all apartments to check the smoke detector. All residents will be informed well in advance of these inspections.

If the unit smoke detector is set off for minor cooking smoke DO NOT open your apartment entry door as the smoke may activate the common area smoke alarms which will activate a full emergency evacuation of both buildings and you may be liable for the false alarm call out fee imposed by the Fire Brigade.

In a fire emergency in the apartment leave immediately following the evacuation procedures that are posted on each level. Ring 000 and also advise the Building Manager or security.

Common Area Smoke Alarms

The common area smoke alarms activate a full emergency evacuation.

EVACUATION

Evacuation procedures are posted on all floors.

The development is equipped with an automated evacuation alarm. The alarm includes both a siren as well as a recorded voice notification.

In the event of an evacuation everyone in both buildings is required to leave via the fire stairs. The lifts must **not** be used during an evacuation. The fire stairs have a system that automatically pumps air into the fire stairwell during an evacuation to prevent smoke entering the stairwell. This may make the fire doors feel heavier than usual when opening them.

Residents who are unable for any reason to descend via the fire stairs should dial 000 to inform the emergency services of their location and remain in the apartment.



The evacuation point is in Hunter Lane in the area between the two buildings. All residents and guests should wait there until the evacuation sirens stop and/or as directed by the Fire Service, Building Manager or building security.

The fire evacuation system is tested monthly, usually on a Wednesday.

FIRE DOORS

Apartment doors are fire doors and must not be propped open for any reason. Mats and draft excluders must not be placed in front of doors in the hallway.

WORK HEALTH AND SAFETY

Avanti is a full WHS development. All contractors and tradesmen are required to provide evidence of licences and insurance (as applicable) to the Building Manager prior to commencing any work in the buildings. They must also complete the required WHS induction.

MOVING IN AND OUT

HEIGHT LIMITS

The height limitation for the entrance to the car park is 3.4 m. On all car park levels the maximum height is 2.1 m.

BOOKING MOVE IN AND MOVE OUT

Moving furniture in or out through the foyers is prohibited.

Moving in or out of the building **must** be booked with the Building Manager or security at least four (4) days prior to the move. This allows for padding to be placed in one of the building elevators to prevent damage to the panels. One elevator will then be allocated for exclusive use during the move in/out period.

Moving may commence no earlier than 9 am and must be completed by 4 pm Monday to Friday and 9 am to 1 pm on Saturday. Moving in or out is not permitted on Sundays.



FACILITIES

POOL

The heated pool is located on Level 4 close to the garage entry. Access is by swipe card.

All children must be accompanied by an adult. There is no running or jumping allowed in the pool area.

The shower in the pool area is to be used prior to entering the pool or spa. This is so body oils, lotions, shampoo etc are removed as they will interfere with the efficient operation of the pool filtering system.

Pool Hours: 5 am to 11 pm daily

SPA

The spa is located inside the pool area on Level 4.

The spa is operated by a button near the door and has an emergency stop button. Long hair should be confined when using the spa.

SAUNA

The sauna is accessed from the pool area.

It is operated by pressing the white switch located on the outside of the cabin on the right hand side. A light will show that the sauna is operating. It requires about 20 minutes to heat. No water is required for the sauna. The sauna is on a pre-set timer.

GYM

The gym is also located on Level 4 and is accessed using the swipe card. It is equipped with a number of exercise machines and has a wall mounted TV for viewing while exercising. The air conditioning can be operated using the remote control for your apartment's unit. Please bring one with you to the gym if you wish to operate the air conditioning.

Gym hours: 5 am to 10 pm daily



SHOWERS

Showers are only for the use of people who are using the pool, spa, sauna or gym.

BARBEQUE

The barbeque is located beside the grassed area between the two buildings. It is operated using \$1 coins.

The barbeque must be booked through the Building Manager or security and the user must completely clean it after use.

It is the resident's responsibility to ensure the safety and security of children and visitors.

The barbeque is available between 8 am and 10 pm.

GARBAGE AND RECYCLING

GARBAGE

Each residential floor of the complex has a Garbage Room with a chute that takes garbage directly to one of the main Garbage Rooms. All garbage placed in the chute must be wrapped securely or placed in a tied plastic bag. Unwrapped garbage can adhere to the inside of the chute and cause foul odours.

The following items must **not** go down the chute: glass, recyclable materials, coat hangers, umbrellas or other objects that may become stuck.

Glass is a serious hazard for the cleaners – even unbroken glass may smash when sent down the chute.

There is a clearly marked Garbage Room below each of the buildings on Level 4.

Building 1 – located near the car park entry.

Building 2 – turn right out of the lift and then left into the car park. The door is about 5m on the left.

The green bins are for garbage and there is a large green bin for larger items.

Please note that items too large to fit completely into a large bin cannot be left in the Garbage Rooms.

RECYCLING



Items that can be recycled include paper, glass, plastic (not plastic bags) and other items marked with the recycle symbol. These should be placed in the bins with yellow lids in the Level 4 Garbage Room.

There is a blue recycling bin for paper and cardboard only. Cardboard boxes must be flattened before being placed in the bin.

LARGE ITEMS

For items that are too large to fit completely into the large green bin in the Garbage Room either organise for their removal or contact the Building Manager who will be able to direct you to a contractor to dispose of them. This includes things such as white goods; TVs; beds; mattresses; furniture etc. The Council does not provide a clean-up service for apartment blocks.

PARKING

Entry to the car park is in Hunter Lane through the swipe card controlled gates at the back of Building 1. For safety reasons pedestrian must not use this access.

Residents must park in their allocated space and not in visitor parking spaces.

Visitor parking spaces are only for the use of visitors to the building and should not be used for a period longer than 72 hours unless arrangements have been made with the Building Manager for a longer stay.

No goods of any description may be stored in car spaces.

The car park speed limit is 5 kph. Please be aware that there are often pedestrians (including small children) and other cars using the car park.

In the interest of safety it is highly recommended that residents and visitor turn on headlights when travelling in the car park to make the vehicle easier to see. The car park is fitted with convex mirrors to enable you to see if cars are coming. Please use these mirrors and be courteous to other traffic.

Do not leave a car running in the car park as it builds up noxious and toxic fumes.

The maximum height for the car park is 2.1 m. Vehicles with ladders etc on racks on the top may make them higher than the maximum height and can damage the fire sprinklers. Damage to the fire sprinklers is likely to incur both a Fire Brigade call out fee as well as the cost of repairing any damage.



CAR WASHING

There is a car washing area just inside the car park doors. Cars must be removed from the area as soon as washing is completed.

BICYCLES

There are bicycle racks in the car park. Bikes should be secured with a chain and padlock.

All bicycles must be tagged by the Building Manager or Security so the owner can be identified. Untagged bikes in the rack for more than one week will be removed.

WINDOW CLEANING

The exterior window glass that is not accessible from the apartment is cleaned twice a year by abseiling contract window cleaners. Interior glass, balcony doors etc are to be kept clean by the resident.

TELEVISION AND RADIO

Digital television and digital radio are both available through the antenna outlets.

The complex is cabled for pay TV.

WINDOW RESTRICTORS

All operational residential windows were fitted with child-proof window restrictors in April 2013. These restrictors are a requirement under Work Health and Safety for the complex and will soon become a legal requirement in NSW. They restrict the opening to 125 mm. Each restrictor is checked during the annual fire audit.

COMMON AREAS

Door mats, shoes or other items must not be placed in the common area hallways. Stickers and signs must not be placed on doors or anywhere else on common property.



FLOORING, SECONDARY GLAZING, FLY SCREENS AND NETTING

Any changes to common property require approval from the Owners Corporation.

In order to facilitate applications from owners for timber flooring, secondary glazing, fly screens and child safety netting for balconies there are forms on the Avanti Apartments website on the information tab that can be downloaded.

No changes can be made prior to approval by the Owners Corporation.

AFTER HOURS CONTACTS

Locksmiths

- Hornsby Locksmiths 9477 7999
- Fortress Locksmiths 9476 4363

The Building Manager / Security can provide other emergency numbers including plumbing and electrical contacts.