

B A N C

RIVER LUXURY

MOVE IN





MOVING IN GUIDE

527 CORONATION DR,
TOOWONG

Access via 7 Land St, Toowong
(through Regatta Riverside driveway)



1 MOVING IN GUIDE

All residents are required to follow moving in procedures, to ensure adequate access to the building and loading arrangements, protection of common property and minimal disruption to other residents.

Before confirming a date and time with your removalist company it is imperative that you have confirmed that your building is accessible. To do this, please contact Building Management to make a booking and they will advise the allocated move-in time slots available for your desired date.

1.1 IMPORTANT CONTACTS

BUILDING		
Body Corporate Managers	Stratacare Lisa Martin	(07) 3435 5300
Building Manager	Wei Zhang	0426 728 823
EMERGENCY		
Police, Fire & Ambulance		000
Police - Taringa Station 26 Whitmore St, Taringa QLD 4068		(07) 3362 9994
HOSPITAL - PUBLIC		
The Wesley Hospital		(07) 3232 7000
Royal Brisbane & Women's Hospital		(07) 3646 8111
Queensland Children's Hospital		(07) 3068 1111
Mater Public Hospital		(07) 3163 8111
Princess Alexandra Hospital		(07) 3176 2111
TRANSPORT		
Public Transport - Translink		13 12 20 transinfo.qld.gov.au
TAXIS		
Black & White Cabs		13 32 22
Yellow Cabs Brisbane		13 19 24
OTHER		
Directory Assistance		1234

The Building Manager will be able to assist you with any other contacts you may require.





1.2 MOVING IN PROCEDURES AND PROTECTION MEASURES

Residents must contact the Building Manager in advance of moving in to arrange access and confirm procedures.

PROCEDURES INVOLVE:

- Booking a suitable moving in time: to ensure loading facilities are available, adequate protection measures are installed in the lift/s and Common Property, and residents are not disturbed
- There is a loading area at the basement 1 at Banc with a max height of 3.7m. All move-ins are required to include a “ferry” vehicle to transfer goods from the loading dock to the required lift in the basement 1. Please refer to the move in plan (Appendix 1)
- Maximum clearance height of the basement car park is 2,300mm.
- The car park ramp is for use by vehicles only. No goods are to be walked or trolleyed up or down the carpark ramp.
- Please use the main lifts from basement 1 carpark lobby for move in, as large furniture will not fit in the service lift.
- Please use the service lift for residents only during the initial phase of move in after settlement.
- Removalists will not be given exclusive use of the lift or lift keys and therefore must not force doors to stay open by blocking the sensors as this will cause damage that will be your responsibility to rectify.
- Main lift and service lift dimensions (Appendix 2) attached
- Designated time slot: please ensure your removalist adheres to the designated time slot as you will only be allowed to access your lift during this period. If a time slot is not adhered to, a new booking will need to be made with the Building Manager.
- The Building Manager may have installed lift curtains to protect the lift car finishes. If these curtains have not been installed, please contact the Building Manager immediately.
- Insurance: to ensure your removals company has suitable insurance to cover damage to Common Property
- Rubbish removal: to ensure suitable disposal by owners in basement 1 Refuse bins

The following are recommended measures for protecting the building and your apartment while moving in:

- Ceilings, walls and doors: use common sense and avoid scuffing chipping ceilings, walls and doorframes; pay particular attention to avoid damage to sprinkler heads
- Flooring: do not drag heavy objects across carpets/ flooring – use appropriate moving equipment and/or carry all objects
- Flooring: as part of the acoustic treatment, tiled floors to all apartments on all levels are laid over an acoustic underlay; as the underlay is flexible a protective layer of soft fabric and stiff load distribution sheeting (ie, plywood) should be used when moving heavy furniture and white goods over tiles – this will prevent potential damage to the tiles and grout joints

Move In Time Slots:

8am – 12pm

1pm – 5pm

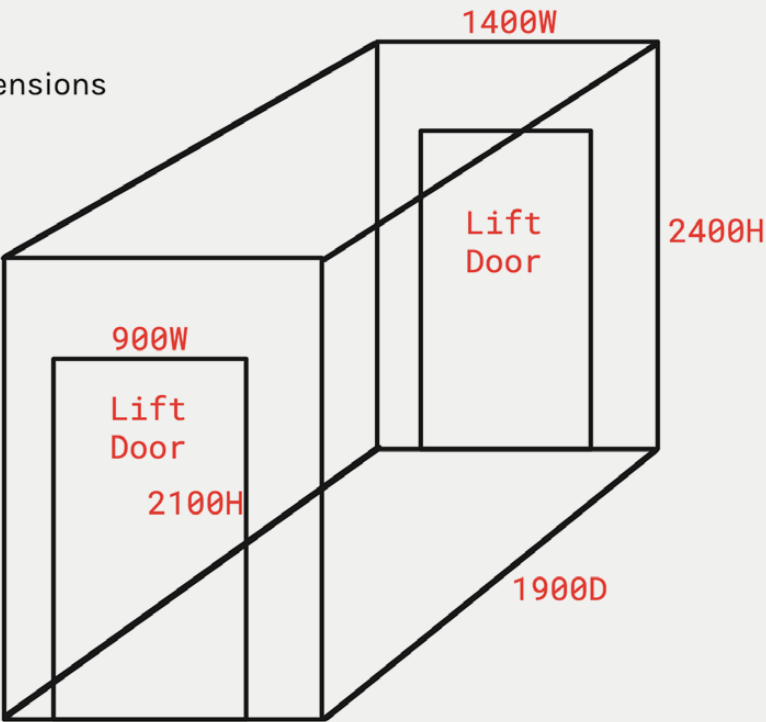


APPENDIX 1
BANC MOVE IN PLAN

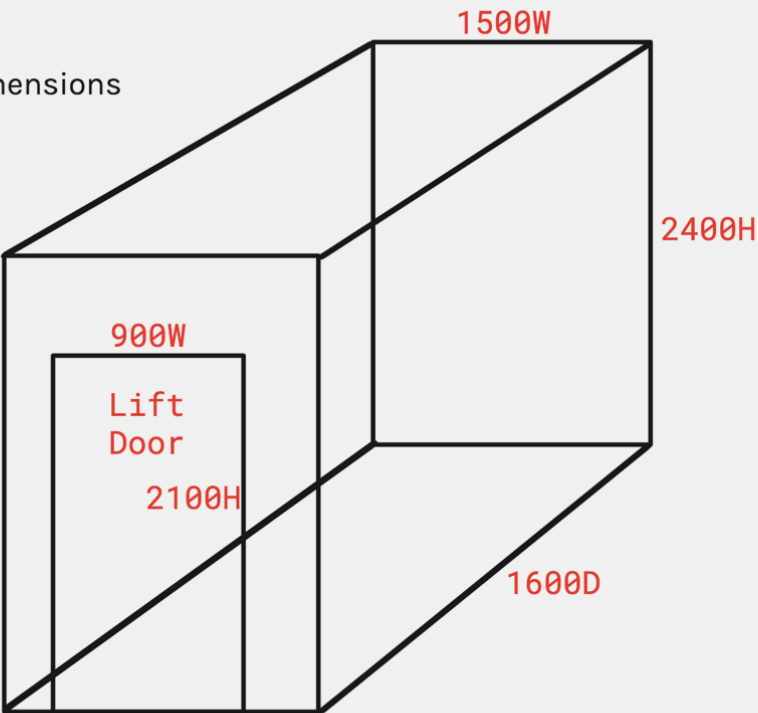


Diagonal is 3.14 m

Banc
Main Lifts Dimensions



Banc
Service Lift Dimensions



1.3 SERVICE CONNECTIONS

Electricity, Gas and Hot Water

Billing of electricity, hot water and gas for each apartment will be managed by Origin Energy directly with the end user. The bulk supply of these utilities under the one company means a one-stop energy service with discounted electrical tariffs and many advantages for owners/tenants.

See **Appendix 3**, which contains Origin Welcome Letter for more information. Please note that this form must be filled out and sent to Origin 3 days prior to your required connection date.

You can contact Origin Energy via the following contact points, should you have any queries:

Phone: 1800 684 993

Website: www.originenergy.com.au

TELEPHONE AND INTERNET

The building has been wired with NBN cable, please contact your selected service provider for connection.

FREE TO AIR / PAY TV

Free to air and Pay TV connection points have been installed into each apartment. The Free to air aerial points are ready for use and will provide owners/tenants with access to all digital free to air channels (you will need to tune your television once connected – please refer to your TV manual for instruction on how to tune your TV). For Pay TV you will need to contact the Pay TV provider / retailer and arrange a subscription/connection.

INSURANCE

The Body Corporate is responsible for insuring both the Common Property, and the furniture and equipment located on it. Apartment owners and tenants have the responsibility to insure the contents of their apartment. It is recommended that you obtain independent professional insurance advice for your apartment as soon as possible after moving in.



APPENDIX 3 ORIGIN WELCOME LETTER



Dear Resident

Important information about your electricity supply

While you're settling in to your new home, we'd like to let you know about the electricity arrangement in your building.

What you need to do

You'll need to sign up to an electricity offer to ensure your electricity is connected. You can do this in one of three ways:

- Online: Complete the 'Move in' form online at originenergy.com.au/ceopenonline
- Email or fax: Complete the 'Move in' form attached and email it to us at eensales@originenergy.com.au or fax it to **03 8635 3012**, or
- Call us on **1800 684 993** between 8 am to 6 pm Monday to Friday.

Please note, you don't have to sign up to an Origin electricity offer, but you do need to sign up with an energy retailer to ensure your electricity supply stays connected. Give us a call on **1800 684 993** to discuss your options.

Your electricity arrangement and rates

Your building has a centralised electricity arrangement with Origin, which means that electricity is bought in bulk for all the tenants. That's good news because you'll enjoy rates that are discounted from our standard rates when you sign up to an Origin electricity offer. Plus each property has its own electricity meter, so you're only billed for the electricity you use.

Your current rates and supply charge are shown below (we'll let you know if these change for any reason):

	Unit	excl. GST	incl. GST
All Usage	cents per kWh	19.50	21.45
Daily Supply Charge	cents per day	112.73	124.01

Any questions?

Just give us a call on **1800 684 993** (8 am to 6 pm Monday to Friday) - we'll be happy to help.

A handwritten signature in black ink, appearing to read "Jonathan Briskin".

Jonathan Briskin
General Manager, Retail



