

# Welcome



## Your Guide to 150 Peel Street

On behalf of the 150 Peel team, we welcome you as a Resident Owner, Resident Tenant or Managing Agent.

The Owners Corporation requires that all New Owners, Managing Agents and Residents register prior to accessing this building.

Prior to moving in, all new residents are required to register their full details on our website and then book in any moves, deliveries or tradesperson activities with caretaker. Please go to;  
[150peel.com.au/wordpress\\_f/utility-service-providers/](http://150peel.com.au/wordpress_f/utility-service-providers/)

This information has been produced to guide you, with some of the more commonly asked questions by new residents, for detailed information go to;  
[www.150peel.com.au](http://www.150peel.com.au)

Building caretaker contact - Amry  
[caretaker@150peel.com.au](mailto:caretaker@150peel.com.au)  
0425 130 051

### Resident Security

DO NOT give access to strangers to the front doors or allow car park entry tailgating.

Please report any suspicious activity immediately to caretaker.

**In an emergency, please call the police on 000.**



### Car Parking

All cars in the car park must be registered with caretaker and must only be parked in their designated parking bay.

There is NO GUEST PARKING inside this building, if you have a guest visiting who will be using your space please advise caretaker.



### Bicycle Storage

Bicycles are to be stored in the car park rack mounts.

Bicycles must be registered with your apartment number at all times contact caretaker for tags.

Bicycles are only permitted access via car park front gates only and not via front glass doors.



### Storage Cage

All items must be stored 10 cms above the ground on storage shelves and must be kept clear of the basement floor and spoon drains for wet wall rain water.

Any return air vents on walls in storage cages must be always kept clear of objects and free flowing for car park ventilation system to work.

Items can not be stored in front of cages or in car park bays without prior notification to caretaker.



### Moves and Delivery Access

Residents must notify caretaker of any large deliveries to your apartment, see web site.

For resident moves please download move forms from website and contact caretaker.

New owners must register all keys, fobs and remotes with the caretaker prior to moves.



### Builders and Tradespersons

Please advise caretaker if you have skilled trades person visiting your apartment.

All building work must comply with Owners Corporation Laws regarding building works, renovations and alterations.

Builders and Tradespersons are required to contact the caretaker before commencing work in the building.

Work may not commence until the Owners Corporation has given written approval.

The caretaker must be contacted to arrange appropriate designated parking and the use of the lift at pre-arranged times.



### Gas Connection

Gas is free to all residents and no connection is required and is on charged to lot owner by the Owners Corporation.



### Electrical Connection

Please contact your choice of provider.



### City West Water Connection

Please contact City West Water on 13 16 19



### Internet Connection

Currently provides ADSL2 service, contact your choice of provider.

Coming soon 2019 - Fibre to the base by NBN & TPG.



### Foxtel

Foxtel - 131999. Foxtel IQ4 4K services are now available contact facilities manager.



## Intercom System, Security Access & CCTV

Video Intercom system is provided to all apartments via TV channel, visitor access will enable lift access.

Double front door access control fob system is provided for security.

24/7 CCTV digital system is recorded and monitored in this building.



## Hard Rubbish & Waste Disposal

Please contact caretaker for disposal of hard rubbish via council.

Cardboard boxes must be broken down and placed inside recycle bins only.

Clothing to be placed inside white charity bins only.

Electronics to be placed inside electronic council waste bins only.



## Keys, Access Fobs & Carpark Remotes

Restricted keys are provided to all apartment doors.

Electronic Fob access control system is operated in the building.

Car park remotes are provided to access car park and boom gates.

New apartment owners must register all keys, fobs and remotes with the caretaker prior to moves.

For request of new keys, fobs, remotes please go to our web site and download forms /read terms and conditions.



## Notice Board Use

Please contact caretaker for permission to use foyer notice board.



## Fire Exit

Please familiarise yourself with the evacuation procedure in your apartment and the location of the emergency stairwell. Please go to;  
[150peel.com.au/wordpress\\_f/downloadable-forms/](http://150peel.com.au/wordpress_f/downloadable-forms/)



## Mail Boxes

Please make sure that your mailbox is regularly cleared of all mail and papers. Junk mail advertisement is banned in all mail boxes. Junk mail stickers are not permitted to be applied on OC property.



## Lift Services

Single lift is provided for your convenience. Please respect these facilities as we only have one lift system. For movement of large items via lift please contact caretaker to access lift key.

Doors: Height 2100mm x Width 900mm.

Internal: 2380mm x Depth 2000mm x Width 1400mm.



## Animals / Pets

Pets are permitted in this building, please visit our website for detailed information.



## Noise

Please be mindful of your neighbours and do not create any noise or behave in a manner likely to annoy them. As a guide no noise should be heard from outside your apartment door. Balcony activity and noise must cease after 11pm.



## Smoking

No smoking permitted on any common property area including the foyers, lifts, stairwells and car park.



## Balconies

DO NOT drop or throw any cigarette butts or litter from windows or balconies. Please ensure any items placed on balconies are safely secured.

You must not hang any items eg. mops, clothes, laundry, bedding or towels on your balcony at any time. Or visible from street scape.



## Supermarkets

Woolworths - Arden Street, North Melbourne,  
Supermarket IGA - Errol Street, North Melbourne,  
Coles @ Barkley Square Shopping Centre, Brunswick.



## Post Office

Errol Street Post Office, North Melbourne.



## Cafes

Seven Seeds, Auction Rooms, Code Black, Twenty & Six Espresso, Common Ground, 5 Lire and Di Bella Roasting Warehouse.



## Bars

El Rincon Tapas, The Drunken Poet (live bands),  
Joe Taylor, Willows & Wine, Westwood, Hello Jose,  
Prudence and Bobby Peels.



## Pizza

Duke Pizza, Joe Pizza and Eat Pizza.



## Community Garden

North West Patch - [www.northwestpatch.org](http://www.northwestpatch.org)

[www.150peel.com.au](http://www.150peel.com.au)