

# B

## BBQ FACILITIES

*Available on Level 9*

ILK residents can enjoy the tranquil outdoor space on Level 9 featuring outdoor dining area, a stunning garden terrace and teppanyaki grill with seating.

## BIKE STORAGE

Residents have access to bike storage located on Basement 3, 1 and Ground Floor. You will need to provide your own lock for security. Bikes are not to be transported in the lifts at any time.

## BUILDING MANAGER

**Mobile** 0499 400 620

**Email** [manager@ilk.net.au](mailto:manager@ilk.net.au)

**Hours Available**

Monday - Friday 8:00am - 4:30pm

Contact out of hours for emergencies only.

## BLINDS

Owners Corporation stipulates the style and colour of blinds for ILK South Yarra. Please refer to the Owners Corporation rules for details.

# C

## CAR PARKING

The car park entrance is located on Almeida Crescent, with access by remote / fob. Park your car(s) in your designated car space only. Please do not park cars in common areas or in a manner so as to obstruct access. Please note there are no visitor car spaces.

## CAR STACKERS

All owners / tenants allocated a car stacker are required to complete a 15 minute induction with the Car Stacker Manufacturer or ILK Building

Manager, where you will be shown how to operate the car stacker safely. For your own safety we require you to be inducted before you use the stacker. The full specification for 2 park Parking System User's Manual is available within the Owners' Manual or at [ilk.net.au](http://ilk.net.au)

## CHEMIST

Oggs Pharmacy is the closest Chemist at 189 Toorak Road, South Yarra. They offer delivery to very sick residents of ILK South Yarra, phone 03 9827 5222 to place your order.

## CINEMA

A 12 seater cinema room with private outdoor area is available exclusively to ILK residents on Level 9. Take in a movie or watch TV on the big screen. The Cinema features a little kitchenette. Contact the ILK Building Manager or log onto [ilk.net.au](http://ilk.net.au) to book.

# D

## DRY CLEANING

ILK recommends Bancrofts Dry Cleaning. Bancrofts offer free pick-up and delivery service by calling **03 9867 8787** or visit in store at 45-47 Toorak Rd, South Yarra VIC 3141.

# E

## ELECTRICITY

ILK has an embedded electrical network contracted to OC Energy Pty Ltd for the supply of electricity. To get electricity connected to your apartment you need to formally apply to OC Energy. Contact OC Energy on 1300 49 40 80 or connect online at [ocenergy.com.au](http://ocenergy.com.au)

## EMERGENCY CONTACT

In case of emergency, contact the emergency services on 000.

In the event of threat to a life or building please contact emergency services as appropriate as well as the ILK Building Manager.

## EMERGENCY EVACUATION

Ensure you are familiar with the Evacuation procedures for ILK South Yarra available within the building. Speak with the ILK Building Manager if you require more detail.

## F

## FIRE SPRINKLER SYSTEM

In the event of a fire near the sprinkler head, heat generated by the fire will cause the sprinkler to activate and the fire alarm will be automatically raised and the Fire Brigade called. Water will be released and flood the immediate area. Fire Brigade attendance to a false alarm is charged at \$489 per truck for 15 minutes or part there-of (as at 1 July 2012). Please call 000 if you accidentally set off the alarm. If you have caused the alarm then you will be charged for the call out cost.

Residents are not required to maintain or service the sprinkler equipment. This is the responsibility of the Owners Corporation.

Residents are required to maintain their smoke alarm though.

## G

## GAS COOKTOP

Your kitchen has a gas cooktop. This does not require you to connect with anyone as the small cost of this gas usage is incorporated into the Owners Corporation fees.

## GAS HOT WATER

The building has a bulk centralised metered gas hot water supply through Origin Energy. Origin Energy provide the gazetted rate for domestic hot water consumption, as outlined by the Ombudsman.

Call 132 461 or connect online at <https://www.originenergy.com.au/3345/New-connection-application-for-Hot-Water>

## GYMNASIUM

ILK has a Gymnasium on Level 3 in the South Low Rise Tower. The Gymnasium is part of the Health & Well-being Zone available exclusively to ILK residents.

To access the gym from the North Tower, head to Level 9 or Ground Level and switch to the South Tower lifts. Your fob will grant you access to Level 3. Change Rooms are provided.

## GARDEN

ILK has a lavish rooftop outdoor garden and entertaining area on Level 9. This area is exclusive to ILK residents and their guests.

## INTRANET

Access the intranet for ILK at **[www.ilc.net.au](http://www.ilc.net.au)**

## INTERCOM

Refer to *Visitor Access* under V.

# K

## KEY REPLACEMENT

If you are the owner and lose or require additional apartment keys or garage remotes or fobs, contact the ILK Building Manager. If your garage remote or fob is faulty, contact the ILK Building Manager to arrange a replacement. Please ensure you return the faulty remote or fob to them.

If you are a tenant, please report any issues with your keys, fobs or remotes to your property manager.

Remotes, fobs and keys are security registered and recorded with the Owner's Corporation. You will only be able to arrange additional swipes / fobs and keys through them. Any common area entry swipes / fobs that are reported lost, faulty or stolen will be deactivated for security purposes.

# L

## LIFTS

Large deliveries must only be delivered via the rear driveway and the Basement Level 2 car park (entry via Almeida Crescent). The Building Manager needs to be notified to arrange lift protection for any large deliveries. Under no circumstances is furniture to be delivered through the entry lobby.

## LIFT MEASUREMENTS

### 227 Toorak Road

#### South Low Rise Tower Lift:

Door Width - 1.1m

Car internal height - 2.4m

Car internal width - 1.4m

Car internal depth - 2.0m

### 229 Toorak Road

#### North High Rise Tower Lift:

Door Width - 1.1m

Car internal height - 2.4m

Car internal width - 1.4m

Car internal depth - 2.0m

## LOST & FOUND

For items lost or found within the building, please contact the ILK Building Manager.

**Mobile** 0499 400 620

**Email** [manager@ilk.net.au](mailto:manager@ilk.net.au)

### Hours Available

Monday - Friday 8:00am - 4:30pm

Contact out of hours for emergencies only.

# M

## MAIL & POSTAGE

Each apartment has a mailbox and black tagged key. Mailboxes are located within the lobby of your tower at either 227 or 229 Toorak Road.

If you require a replacement key, see *Key Replacement* under *K* for details.

## MAINTENANCE

Some of the items in your apartment require regular servicing and or maintenance. This will ensure they work correctly but also ensure that warranties with the manufacturers are maintained. Please familiarise yourself with appliances, etc. within the apartment and ensure they are maintained as per manufacturers recommendations.

## MOVING

Notify the ILK Building Manager and review the 'Guidelines to moving in or vacating' available at [ilk.net.au](http://ilk.net.au)

# N

## NEWSPAPER DELIVERY

The Age - subscribe online at [theage.com.au/subscribe](http://theage.com.au/subscribe)



## OWNERS CORPORATION

The Owners Corporation managing ILK South Yarra is Engine Property Group. All Owners, Residents & Visitors to the property are bound by the Owners Corporation rules. All rules are given to Owners at Settlement and are available to all residents at [ilk.net.au](http://ilk.net.au)



## POOL WITH OUTDOOR DECK

ILK has an indoor swimming pool on Level 3 in the South Low Rise Tower. The Pool is part of the Health & Well-being Zone available exclusively to ILK residents. To access the pool area and outdoor deck from the North Tower, head to Level 9 or Ground Level and switch to the South Tower lifts. Your fob will grant you access to Level 3. Change Rooms are provided.



## REPAIRS

If you identify any faults in your apartment, not rectified at Settlement, you must detail these in writing to Little Projects at [projects@little.com.au](mailto:projects@little.com.au)

Common area faults or emergency after hours issues please contact the Owners Corporation:

**Engine Property Group**

ILK Building Manager

**Mobile** 0499 400 620

**Email** [manager@ilk.net.au](mailto:manager@ilk.net.au)

## RESIDENT LOUNGE & DINING ROOM

ILK residents have both a Residents Lounge & Dining Room on Level 9. The Lounge features a stunning gas fireplace, two living zones, a quiet reading corner and large retractable glass doors for warm summer days.

The Dining Room offers the ultimate entertaining space with a large 14 seater dining table.

This space is available for private bookings.

## ROOFTOP GARDEN & TEPPANYAKI GRILL (BBQ)

ILK residents can enjoy the tranquil outdoor space on Level 9 featuring outdoor dining area, a stunning garden terrace and Teppanyaki grill with bar seating.

## RUBBISH & RECYCLING

Rubbish chutes are available on every level.

A secure rubbish room is located on Basement 1.

Rubbish must be placed in closed bags before entering the chute. Rubbish placed near the chute will not be collected.

A recycling area will also be available within the bin chute room on each level. Strict rules apply to recycling as specified by the local council.



## SAUNA

ILK has a Sauna on Level 3 in the South Low Rise Tower. The Sauna is part of the Health & Well-being Zone available exclusively to ILK residents.

To access the Sauna from the North Tower, head to Level 9 or Ground Level and switch to the South Tower lifts. Your fob will grant you access to Level 3.

Change Rooms are provided.

## SECURITY ACCESS

Maintaining security is a shared responsibility of all ILK South Yarra residents. Use your fob to gain access to the building and to the apartment level from the lift.

Access to the car park is via a remote or your fob. The car park garage door will close after you have passed through.

Contact the Building Manager or Police if you believe someone is in the building that shouldn't be.

## SMOKE ALARMS

Your apartment is fitted with a smoke detector and if activated will not cause a general building smoke alarm. Batteries need to be replaced regularly.

Smoke detectors in corridors are monitored and will cause a general building alarm if activated.

In the event you accidentally set off your smoke alarm ie. burn toast, open your balcony door not the apartment entry door to avoid setting off the building smoke alarms and potentially having the Fire Brigade called for a false alarm at your cost.

## STEAM ROOM

ILK has a Steam Room on Level 3 in the South Low Rise Tower. The Steam Room is part of the Health & Well-being Zone available exclusively to ILK residents.

To access the Steam Room from the North Tower, head to Level 9 or Ground Level and switch to the South Tower lifts. Your fob will grant you access to Level 3.

Change Rooms are provided.

## SUPERMARKET

The closest Supermarket to ILK South Yarra is a large Woolworths within Vogue Plaza at 670 Chapel Street, South Yarra.

# T

## TRANSPORT

We recommend downloading the Metlink App on your iPhone or Android phone for easy access to Train, Tram, Bus, VLine and Nightrider public transport services.

## TRAIN

South Yarra Train Station is 200m away on Toorak Road. Serviced by the Cranbourne, Pakenham, Frankston and Sandringham lines, trains depart to the city approximately every 6 minutes in peak hour.

For timetable details visit:

<http://www.metrotrains.com.au/timetables>

or download the Metlink App on your iPhone or Android phone.

## TRAM

The **No. 8 tram** runs directly past ILK on Toorak Road, stopping at the intersection of Chapel Street and Toorak Road. The No.8 tram runs from Moreland in the North of the City to Glenferrie Road, Toorak via St Kilda Road and the CBD.

The **No. 78 & 79 trams** run on Chapel Street from North Richmond to either Prahran or St Kilda East. This is a great way to transport to Windsor, St Kilda East or into Richmond.

Download the Metlink or Tramtracker Apps for up to date timetables on your iPhone or Android phone from the App Store. Alternatively visit the <http://ptv.vic.gov.au/timetables/>





## VISITOR ACCESS

The main entrance of ILK South Yarra is from Garden Walk on Toorak Road. Your guests will need to buzz you via the intercom at the entry to the Garden Walk and again at the lobby entrance to your Tower.

When a visitor calls a resident on the intercom system from the Toorak Road entry gate and lobby doors (secondary entrance), they have to dial a 1 or 2 before the apartment number indicates that the apartment is in:

### **South Low Rise Tower – 227 Toorak Road**

Need to dial a 1 followed by the apartment number ie. For apartment 101, visitor would press 1101 then press the OK button.

### **North High Rise Tower – 229 Toorak Road**

Need to dial a 2 followed by the apartment number ie. For apartment 204, visitor would press 2204 then press the OK button.

The intercom unit sounds a tone and the resident can press the call button on the unit. Two way communication takes place between the apartment intercom and the entry intercom.

If the caller is to be admitted, the resident presses the key button to grant access, the door/gate will be released and the lift car can travel to the floor of the called apartment (there is a time limit on how long this is available for).

There are separate lobby entries for each Tower.



## WATER CONNECTION

Connect your water with South East Water.

You will need to arrange for a meter reading and provide them with your details. Call 131 851 or visit [southeastwater.com.au](http://southeastwater.com.au)