

# HEALTH & WELL-BEING ZONE.

## GYMNASIUM LEVEL 3

**Open Daily**  
5am - 10pm

ILK South Yarra residents enjoy access to a first class fully equipped gymnasium including:

- Treadmills
- Cross trainers
- Rowing Machines
- Upright bikes
- Yoga/Stretching Mats and Fit Balls
- Multi Gym Weights Machine

Please bring your own towel with you at all times while training to wipe down the equipment after use. Change rooms are available on Level 3.

*Rules of Use Well-being Amenities* are detailed within this document, in the Owner's Manual and available for download from [ilk.net.au](http://ilk.net.au)

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## SAUNA & STEAM ROOMS LEVEL 3

**Open Daily**  
5am - 10pm

Enjoy relaxing in the Sauna and Steam Room.

*Rules of Use Well-being Amenities* are detailed within this document, in the Owner's Manual and available for download from [ilk.net.au](http://ilk.net.au)

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## POOL LEVEL 3

**Open Daily**  
5am - 10pm

Enjoy resort style living in the luxury of the large private swimming pool on Level 3. Ideal for recreation or relaxation, the pool opens out onto a stunning outdoor deck.

*Rules of Use Well-being Amenities* are detailed within this document, in the Owner's Manual and available for download from [ilk.net.au](http://ilk.net.au)

# LAVISH ROOFTOP GARDEN & ENTERTAINMENT ZONE.

## CINEMA LEVEL 9

### Booking Hours

#### Sunday – Thursday

Day Booking 11am – 3pm

Evening Booking 6pm – 10pm

#### Friday – Saturday

Day Booking 11am – 3pm

Evening Booking 6pm – 11pm

Take in a movie or watch TV on the big screen in the 12 seater private Cinema Room. With a fully retractable wall of glass, the cinema opens out to a private outdoor area, ideal for entertaining.

The Cinema includes a convenient kitchenette and easy access to the Level 9 powder room. The Cinema may be booked for private functions for up to 15 people.

*Rules of Use Cinema Facilities* are available in this guide, in the Owner's Manual and at [ilk.net.au](http://ilk.net.au). Please refer to the *Rules of Use* for details on how to hire the Cinema.

## LOUNGE & DINING ROOM LEVEL 9

### Opening Hours

(When not booked  
for private function)

**Sunday – Thursday** 8am – 10pm

**Friday – Saturday** 8am – 11pm

### Booking Hours

#### Tuesday – Thursday

Day Bookings 12noon – 4pm

Evening Bookings 6pm – 10pm

#### Friday – Saturday

Day Bookings 12noon – 4pm

Evening Bookings 6pm – 11pm

#### Sunday – Monday

Not available for private bookings

The Residents Lounge offers the perfect communal retreat. Designed for year round enjoyment, the Lounge features a stunning gas fireplace, two living zones, a quiet reading corner and large retractable glass doors.

The private Dining Room offers the ultimate entertaining space for hosting guests for private dinners. The Dining Room is fully equipped with refrigerators, oven, sink, large preparation area and large 14 seater dining table.

The Lounge & Dining Room may be booked as one for private functions.

*Rules of Use Lounge & Dining Amenities* are available in this guide, in the Owner's Manual and at [ilk.net.au](http://ilk.net.au). Please refer to the *Rules of Use* for details on how to hire the Lounge & Dining Room.

# LAVISH ROOFTOP GARDEN & ENTERTAINMENT ZONE.



## OUTDOOR DINING AREA LEVEL 9

There are two built-in tables for outdoor dining at the entry to the Rooftop Garden Terrace.

This is a **common area** for everyone to enjoy at all times.

### Opening Hours

**Sunday - Thursday** 8am - 10pm

**Friday - Saturday** 8am - 11pm



## TEPPANYAKI GRILL LEVEL 9

On the Rooftop Garden Terrace of Level 9 is a Teppanyaki Grill/BBQ area with ample outdoor seating to sit and enjoy.

This is a **common area** for everyone to enjoy at all times.

### Opening Hours

**Sunday - Thursday** 8am - 10pm

**Friday - Saturday** 8am - 11pm

## ROOFTOP GARDEN LEVEL 9

A stunning private landscaped garden is located behind the lift area of Level 9 where you can relax in serene surrounds.

This is a **common area** for everyone to enjoy at all times.

### Opening Hours

**Sunday - Thursday** 8am - 10pm

**Friday - Saturday** 8am - 11pm



## RULES OF USE LOUNGE & DINING AMENITIES.

Organisations, groups or individuals who hire the function room & furniture do so only for the stated purpose, which purpose must be lawful and conducted in a manner that does not disrupt or inconvenience other users of the facilities. The period of hire shall commence in accordance to allocated time and conclude at the agreed times nominated on booking application and rooms vacated promptly.

Ilk residents hiring the function room will be requested to show Proof of Identity & residency in the building.

The Hirer will under no circumstances use the facilities for any trade or business where they receive financial restitution.

Any occupier may request a booking. A Lot Owner must be a financial member of the Owners Corporation, for an occupier to complete a booking. A booking will only be completed once the Owners Corporation advises that this is rectified.

The Hirer **must be in attendance** during the function at all times & is responsible for guests, contractors and any other such persons in attendance that are directly engaged to the function. Guests are only permitted to use the function room, function room courtyard and allocated rest room area.

The function room is not available for bookings on the evening prior to a Public Holiday, & or on a Public Holiday, or days in lieu of a Public holiday, to allow all occupiers the ability to use this area during these periods.

Bookings must be in advance to enable management to complete the booking and bond payment process.

### Hours Of Opening

The amenities are open between:

**Sunday - Thursday** 8am - 10pm

**Friday - Saturday** 8am - 11pm

### Booking Hours

The amenities are bookable as per hours below:

#### Tuesday - Thursday

Day Booking 12noon - 4pm

Evening Booking 6pm - 10pm

#### Friday - Saturday

Day Booking 12noon - 4pm

Evening Booking 6pm - 11pm

#### Sunday - Monday

Not Bookable on these days.

### Maximum Capacity

The Occupancy Permit states a maximum occupancy of 30 people in the function room. Non-Compliance of occupancy regulation will result in the request to close the function & to vacate.

### Frequency Of Use

Each Lot is entitled to 1 confirmed booking per Financial Year (July to June). Booking must be made a minimum 5 clear business days in advance to ensure availability of the booking & process the bond payment. Any subsequent bookings will be considered on a stand by basis. If no bookings are requested 5 working days prior to the stand by request it will be granted.

### Hire Charges

Bond for use of the room is a set \$200, refundable to the hirer providing:

- Rules of use for the hire are abided by
- No damage or theft of equipment is found

A non-refundable charge of \$133 is payable for any evening bookings and or Saturday day bookings. This charge covers the costs to ensure that the room is cleaned and available for all occupiers to enjoy when it is next available for open use.

These prices are subject to change by the Owners Corporation.

### Access

The Hirer is to complete a Lounge & Dining Room Amenities handover prior to the function being allowed to proceed. Handovers must be completed in business hours.



### Catering

Cold and hot food may be served providing it is handled and served in a hygienic and safe manner. Food, beverages or alcohol may not be offered for sale in the function room.

Self-Catered Functions -the following items are not permitted in the function room, reheat or cooking appliances not already positioned in the room.

### Cleaning

All facilities including furniture, floor coverings, kitchen facilities and any other facilities utilised during hire must be left clean and in good order. Rubbish should be placed in bins provided. The Hirer must remove packaging. Charges may apply should the Hirer fail to clean the room adequately.

**Decorations of any kind must not be erected or affixed to the walls, glass windows, doors, fittings, and furniture.**

### Restriction of Alcoholic Beverages

Alcoholic beverages and their consumption in the function room is not permitted unless prior approval has been granted and a current certificate of Public Liability Insurance provided from a holder of the liquor licence who will be serving alcohol onsite.

A commercial caterer who holds a valid liquor licence can only serve alcohol in the function room. Commercial catering companies MUST supply copies of their current Liquor Licence and public liability insurance. Strictly no BYO alcohol permitted under any circumstances. Alcohol is not permitted to leave the function room area under any circumstances.

The *Liquor Control Reform Act 1998* (the Act) is the primary piece of legislation regulating the supply and consumption of liquor in Victoria. The Licensee is responsible for the service of alcohol during the function & all obligations under the Liquor Control Reform Act. At no time can alcohol be sold by any means, marketed or promoted in the function room. Alcohol cannot be serviced to minors. Responsible serving of alcohol must be enforced.

### Anti-Social or Violent Behaviour

Any acts of anti-social or violent behaviour by an occupier or guest during the course of a function will not be tolerated. In the event of this type of incident the function will not be allowed to continue and police notified.

### Smoking

Smoking is not permitted at any time.

### Damage

The Hirer is required to notify the Manager of any damages caused, during the allotted time booked for the function. Should any damage be caused to the function area during the period of the function booking, the bond will be retained until any damage caused is repaired. The cost of the repair of the damage will be deducted from the bond.

The member shall be responsible for and agrees to pay any costs in excess of the bond amount for repairs of any damage caused during the function room booking time.

### Occupational Health & Safety

The Hirer must adhere to all Occupational Health and Safety requirements including those relating to exposure to noise, working at heights, manual handling and safe operation of equipment.

The Hirer shall comply in every respect with regulations under the Health Act 1958 and the Building Code of Australia with regard to public buildings for the prevention of overcrowding and obstruction of doorways, passages, corridors or any other part of the building to ensure the safe exiting from the building in case of an emergency.

- Smoking is not permitted anywhere in the building including toilets, fire stairs, and car park or within five metres of front entry. Illicit drug use is also strictly prohibited.
- No animals, birds or reptiles are allowed in any part of Common Property.
- Dangerous goods or gas cylinders are not allowed on Common Property.
- Power points are provided for use of equipment that conforms to Australian standards.
- No sound amplification equipment is to be used without prior approval.
- No additional lighting is to be installed in the function room without prior approval.

### Area Of Hire

Note that the walls and or exits of the area bound the area of hire. For a function or event to remain private it must remain within these boundaries.



## LOUNGE & DINING AMENITIES STATEMENT.

☐ I agree to comply with the Function Amenities "Rules of Use". The Owners Corporation reserves the right to restrict my use of the amenities in accordance with Occupational Health & Safety, Australia Standards, Owners Corporations Act 2006 and Owners Corporation Regulations 2007 & the amenities "Rules of Use".

The Owners Corporation reserves the right to recover any costs incurred as a result of misuse or breach of the facility rules.

The Owners Corporation reserves the right to change or cancel bookings.

The Owners Corporation or an appointed agent of management may enter meeting rooms at any time without prior notification.

The Owners Corporation reserve the right to amend, add or remove rules as stated at their discretion.

☐ I understand, acknowledge and accept all the rules outlined to me.

Hirer's Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Owners Corporation**

Representative \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## RULES OF USE CINEMA AMENITIES.

Organisations, groups or individuals who hire the cinema amenities do so only for the stated purpose, which purpose must be lawful and conducted in a manner that does not disrupt or inconvenience other users of the amenities.

**The period of hire shall commence in accordance to allocated time and conclude at the agreed times nominated on booking application and rooms vacated promptly.**

Residents hiring the cinema amenities will be requested to show proof of identity & residency in the building. The Hirer will under no circumstances use the amenities for any trade or business where they receive financial restitution.

The Hirer **must be in attendance** during the hire at all times & is responsible for guests, contractors and any other such persons in attendance that are directly engaged to the function. Guests are only permitted to use the areas designated to the Cinema Amenities. The Cinema Amenities are not available for bookings on the evening prior to a Public Holiday, & or on a Public Holiday, or days in lieu of a Public holiday. Bookings must be in advance to enable management to complete the booking and bond payment process.

### Booking Hours

The cinema is bookable as per hours below:

#### Sunday - Thursday

Day Booking 11am - 3pm

Evening Booking 6pm - 10pm

#### Friday & Saturday

Day Booking 11am - 3pm

Evening Booking 6pm - 11pm

### Maximum Capacity

The Occupancy Permit states a maximum occupancy of 15 people in the cinema amenities. Non-Compliance of occupancy regulation will result in the request to close the function & to vacate.

### Frequency Of Use

Each Lot is entitled to 1 confirmed booking per Financial Year (July to June). Booking must be made a minimum 5 clear business days in advance to ensure availability of the booking & process the bond payment.

Any subsequent bookings will be considered on a stand by basis. If no bookings are requested 5 working days prior to the stand by request it will be granted.

### Use of Cinema and Associated Equipment

Any hirer and or guest of a hirer must ensure that:

- Any medium played in the cinema complies with Australia Classifications;  
<http://www.classification.gov.au/Guidelines/Pages/Guidelines.aspx>
- **Advisory categories for films and computer games.**

Three classification categories are advisory categories. This means there are no legal restrictions about viewing and/or playing these films and computer games with these markings.

**G** – General

**PG** – Parental Guidance

**M** – Mature

- **Restricted categories for films and computer games.**

The following classification categories are restricted categories. This means there are legal restrictions on viewing and/or playing these films and computer games.

**MA 15+** – Mature Accompanied

**R 18+** – Restricted

- **Restricted categories for adult films.**

**X 18+** – Restricted

**RC** – Refused Classification

Any resident & or guest of a resident must ensure that:

- Any medium played in the cinema (movies, photographs, music, and any other form of copyrighted material) are legally allowed to be shown in this venue.
- R18+, X18+ or RC classified content, adult material, music of explicit nature or any other medium that may be offensive of any kind are not permitted in the cinema.
- The resident is responsible to ensure that the medium being played is suitable for the persons attending.

Equipment documentation is provided for the hirer to use and setup the equipment provided Additional equipment outside of that provided with the Cinema is not allowed unless prior written



consent is taken from the Owners Corporation  
The resident is responsible for the exclusive  
view of medium in the Cinema Facility.

#### Bond Payments

Bond for use of the room is a set \$200,  
refundable to the hirer providing:

- Rules of use for the hire are abided by.
- No damage or theft of equipment is found.

#### Payment of Damages

The Owners Corporation reserves the right to  
recover any costs incurred as a result of misuse or  
breach of the facility rules. The repairing contractor  
determines cost of damages. These costs will be  
retained from the bond. The Hirer will be advised  
prior to the payment of damages being applied. The  
Owners Corporation reserve rights to recover any  
cleaning costs incurred if the room is not left in a  
satisfactory state. The Owners Corporation reserves  
the right to adjust the bond & payment rate(s).  
In this event, the member will be given the option  
of confirming the booking at the adjusted rate,  
or cancelling the booking.

#### Access

The Hirer is to complete a Cinema Amenities  
handover prior to the function being allowed to  
proceed. Handovers must be completed in business  
hours. At the conclusion of the hire period the  
projector and amplifier will automatically shut down.

#### Cleaning

All amenities including furniture, floor coverings,  
kitchen amenities and any other amenities utilised  
during hire must be left clean and in good order.  
Rubbish should be placed in bins. The Hirer must  
remove packaging. Charges may apply should the  
Hirer fail to clean the room adequately.

**Decorations of any kind must not be erected  
or affixed to the walls, glass windows, doors,  
fittings, and furniture.**

#### Restriction of Alcoholic Beverages

Alcoholic beverages and their consumption in  
the Cinema Amenities are not permitted under  
any circumstances.

#### Smoking

Smoking is not permitted at any time.

#### Anti-Social or Violent Behaviour

Any acts of anti-social or violent behaviour by a  
member or guest during the course of a function

will not be tolerated. In the event of this type  
of incident the function will not be allowed to  
continue and police notified.

#### Damage

The Hirer is required to notify the Building Manager  
of any damages caused, during the allotted time  
booked for the function. Should any damage be  
caused to the function area during the period of  
the function booking, the bond will be retained  
until any damage caused is repaired. The cost of  
the repair of the damage will be deducted from  
the bond. The member shall be responsible for  
and agrees to pay any costs in excess of the bond  
amount for repairs of any damage caused during  
the Cinema Amenities booking time.

#### Occupational Health & Safety

The Hirer must adhere to all Occupational Health  
and Safety requirements including those relating  
to exposure to noise, working at heights, manual  
handling and safe operation of equipment. The  
Hirer shall comply in every respect with regulations  
under the Health Act 1958 and the Building Code  
of Australia with regard to public buildings for the  
prevention of overcrowding and obstruction of  
doorways, passages, corridors or any other part  
of the building to ensure the safe exiting from the  
building in case of an emergency.

- Smoking is not permitted anywhere in the building  
including toilets, fire stairs, and car park or within  
five metres of front entry. Illicit drug use is also  
strictly prohibited.
- No animals, birds or reptiles are allowed in  
any part of the building or rooms.
- Dangerous goods or gas cylinders are not allowed  
in the building.
- Power points are provided for use of equipment  
that conforms to Australian standards.
- No sound amplification equipment is to be used  
without prior approval.
- No additional lighting is to be installed in the  
Cinema Amenities without prior approval.
- Hot water urns and coffee urns are not permitted  
in the Cinema Amenities.

#### Area Of Hire

Note that the walls and or exits of the area bound  
the area of hire. For a function or event to remain  
private it **must** remain within these boundaries.





## CINEMA AMENITIES STATEMENT.

I agree to comply with the Cinema Amenities "Rules of Use". The Owners Corporation reserves the right to restrict my use of the amenities in accordance with Occupational Health & Safety, Australia Standards, Owners Corporations Act 2006 and Owners Corporation Regulations 2007 & the amenities "Rules of Use".

The Owners Corporation reserves the right to recover any costs incurred as a result of misuse or breach of the facility rules. The Owners Corporation reserves the right to change or cancel bookings.

The Owners Corporation or an appointed agent of management may enter meeting rooms at any time without prior notification.

The Owners Corporation reserve the right to amend, add or remove rules as stated at their discretion. I understand, acknowledge and accept all the rules outlined to me.

**Hirer's Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Owners Corporation  
Representative** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

## RULES OF USE

### WELL-BEING AMENITIES.

#### POOL

##### Hours of Availability

**Monday - Sunday** 5am – 10pm

##### Rules of Use

- All users must shower before using.
- No running at any time.
- Diving or bombing is not permitted.
- No board or ball games.
- Appropriate clothing (swimwear) is required at all times.
- No food or alcohol is allowed in the pool area.
- No glassware is permitted.
- Smoking is not permitted.
- Children are not permitted in the pool area without a competent supervising adult.
- Any issues identified with the pool or its surrounds must be reported to the Manager.

#### SAUNA & STEAM ROOM

##### Hours of Availability

**Monday - Sunday** 5am – 10pm

##### Rules of Use

- All users must shower before using.
- No glass, food or drink permitted.
- Proper swimming attire is required.
- Children under the age of 16 may not use the sauna or steam room.
- Smoking is not permitted.
- A towel must be used after using the sauna or steam room.
- Conduct must not jeopardise the safety of or detract from the enjoyment of others.
- Please report any damage to the Manager immediately.

##### Use is prohibited if you:

- Have an infectious or communicable disease.

- Are under the influence of alcohol or drugs.
- Individuals who are pregnant, elderly or suffering from heart disease, diabetes, epilepsy, high or low blood pressure should not use the sauna or steam room without prior medical consultation and permission from their doctor.
- Limit your use to 15 minutes at any one session. Long exposure may result in nausea, dizziness, fainting or heat related illness.

**Use of the sauna or steam room is limited to the maximum number of people as signed at any one time.**

#### GYMNASIUM

##### Hours of Availability

**Monday - Sunday** 5am – 10pm

##### Rules of Use

- Occupiers and their guests may only use the gymnasium.
- Appropriate clothing and footwear must be worn in the gymnasium at all times.
- No food or alcohol is allowed in the gymnasium.
- Smoking is not permitted in the gymnasium.
- Children are not permitted in the gymnasium without parental supervision.
- You must bring your own towels to use on the gymnasium equipment.
- You must wipe down all gymnasium equipment after use.
- All gymnasium users do so at their own risk.
- The last user of the gymnasium in the evening must turn off all lights and air conditioning.
- Any issues identified with the gym and its equipment must be reported to the Manager.

## **GYMNASIUM (CONTINUED)**

### **Weights Area**

Please respect our fellow residents below by placing weights on the floor GENTLY to reduce the noise.

By entering and using the gym, residents accept this statement and warning from the Owners Corporation that exercise and the use of exercise equipment may cause injury or aggravate certain medical conditions.

Residents are further advised to gradually begin any exercise regime and avoid breathless exertion at all times. Exercise should be gentle, pleasurable and if any pain or stiffness should result and last more than 48 hours, please seek medical advice.

**All users of the Well-being Amenities do so at their own risk.**

**The Owners Corporation reserve the right to change any Rules of Use as required.**