

# 272 HEDGES AVENUE

M E R M A I D B E A C H

## SETTLEMENT FACT SHEET

PLEASE FIND BELOW A CHECKLIST TO ASSIST YOU WITH THE UPCOMING SETTLEMENT OF YOUR NEW HOME AT 272 HEDGES AVENUE.

### YOUR NEW ADDRESS

Your new postal address is referenced below. Please note, to ensure the prompt delivery of your mail, your address should always be referred to as it is written below.

Unit \_\_\_\_\_, 272 Hedges Avenue  
Mermaid Beach QLD 4218

The nearest Australia Post Office is located at:  
2453 Gold Coast Highway, Mermaid Beach Qld 4218

### KEYS AND PROXIMITY FOBS

Apartment front door keys, front door swipes, mailbox keys, and building proximity fobs will be provided to you at settlement.

Your main apartment door can also be programmed to be accessible via a pin code. To set this up initially, you will need to contact the Building Manager for assistance.

### CONNECTING SERVICES

It is recommended that you connect services in your name prior to moving into your property.

#### **TELEPHONE AND INTERNET**

272 Hedges Avenue provides connection to the NBN network. Residents can choose their internet and telephone package from their preferred NBN retailer.

#### **ELECTRICITY CONNECTION**

Electricity is currently supplied via a private embedded electricity network. Contact WinConnect on 1300 791 970 to connect this service in your name.

#### **UTILITY CONNECTION**

Gas supply is connected for your hot water. To continue to receive hot water supply, call WinConnect on 1300 791 970 to set up your account. Cold water has been connected and is individually metered by Gold Coast City Council.

### INSURANCE

Please ensure you have obtained the appropriate level of Contents Insurance for your new home.

### WARRANTIES

Instruction manuals and warranties are included in your settlement pack, which is provided to you at settlement. It is recommended that this information is kept in the home at all times.

If you experience difficulty operating any items within your residence, please refer to the operating instruction manual for assistance.

### HOME WARRANTY PROCESS

Items for rectification should be reported via the BuildingLink app. If you have any issues with the app please contact Concierge for assistance.

Items of a more urgent nature (e.g. water leaks) should be reported immediately to the Building Manager by phone 0427 360 729, followed by lodging via the BuildingLink app.

### BUILDING MANAGER AND CONCIERGE

James and Simone Hall have been appointed as the Building Management team to ensure the smooth operation of the building and facilities management.

*manager@272hedges.com.au*  
0427 360 729

Concierge services are available 7am to 8.30pm Monday to Friday and 8am to 12pm on Saturdays. There are no concierge services on Sunday.

*concierge@272hedges.com.au*  
0417 596 036

### MOVING IN

Bookings are essential. The moving of all furniture and goods must be made by prior arrangement, with a dedicated lift allocated for 3.5 hours per move. All furniture and goods must go through the basement entrance. Moving of items through the lobby entrance is not permitted.

Please note that the basement clearance is 2.2 metres.

The dimensions of the lift are approximately:

*Door entry: 1000mm wide x 2300mm high*

*Clear internal size of lift:*

*1500mm wide x 2100mm x 2700mm high*

Designated parking on the ground level will be provided for moving trucks. Your removalist will need to move your belongings to the lift in the basement via a ute. Bookings must be made via the BuildingLink App. Once you open the App press the green + button at the bottom and you will be presented with the various options. Bookings will be provisional until the Building Manager approves the booking and sends you a confirmation email.

We recommend you book a timeslot at least 24 hours after your nominated settlement time, to allow for any unforeseen delays.

### BODY CORPORATE MANAGEMENT

*Cambridge Management Services*  
1300 766 022  
*www.cambridgems.com.au*

All reasonable care has been taken in the preparation of this Fact Sheet. To the best of our knowledge, no relevant information has been omitted and all information is correct at the time of printing.