

LANES RESIDENCES

WEST VILLAGE

WELCOME TO YOUR NEW HOME AT THE LANES RESIDENCES WEST VILLAGE.

AS PART OF THE HANDOVER PROCESS YOU WILL RECEIVE A BLACK SACHEL WHICH CONTAINS ALL THE APPLIANCE MANUALS AND WARRANTIES FOR YOUR NEW APARTMENT. A COMPREHENSIVE OWNER'S MANUAL WILL ALSO HAVE BEEN PROVIDED TO YOU VIA EMAIL.

IMPORTANT CONTACTS

BUILDING MANAGER

bmthelanes@tessaresidential.com.au
0434 417 378

MAINTENANCE AND WARRANTY

DLP Manager
www.dlpmanage.com.au

BODY CORPORATE

Cambridge Management Services (CMS)
1300 766 022

FAMILIARISING YOURSELF WITH YOUR APARTMENT

NBN & ELECTRICAL DISTRIBUTION BOARD

Located in Linen or Robe cupboards.

PLUMBING ISOLATION POINT

Located in the Hydraulic Riser Cupboard on each floor level. Each one is marked with the unit number to which it belongs.

FRIDGE WATER PROVISION

Located on rear wall in fridge cavity.

GAS PROVISION

Located inside the lower cupboard adjacent to the cook top.

RANGEHOOD ISOLATION SWITCH

Located in the cupboard above rangehood.

OVEN ISOLATION SWITCH

Located beside cooktop.

DISHWASHER POWER AND TAP

Located under the kitchen sink.

WASHING MACHINE CONNECTION

The location of the waste spigot is tagged under your laundry sink. Please note there is a concealed plug spigot that needs to be removed upon installation of your washing machine. We recommend a licenced plumber undertakes all washing machine installations, as this spigot needs to be drilled and cleared correctly. Incorrect installation can lead to the washing machine not draining, or worse, severe leaks/water damage to your apartment and surrounding apartments.

ARRANGING YOUR MOVE

All moves into the building require you to make a booking with the manager. This ensures that each resident is provided exclusive access to the lift during their move.

Please note that the basement clearance is 2.2 metres. The dimensions of the lift are approximately:

Door entry: 900mm wide x 2100mm high
Size of lift: 1400mm wide x 1950mm x 2400mm high

Please be aware that during the initial stage of occupancy there will be a high demand for reservations, so bookings should be made as early as possible to avoid disappointment.

Refer to your Prepare for Settlement email for the booking calendar link or email *bmthelanes@tessaresidential.com.au*.

ELECTRICITY

Sunland Group will soon be advising the electricity company that we are no longer the owner of this apartment. If you have not already done so, you should arrange to have the electricity account transferred to your name.

Embedded Network Provider (electricity and gas) -
WinConnect 1300 791 970

WATER TEMPERATURE

The hot water temperature is set at 50 degrees as directed by Gold Coast City Council and is tested at the Laundry or point of entry to the unit.

WARRANTY PROCESS

Items not identified via the pre-settlement inspection should be reported via *www.dlpmanage.com.au*.

Please attempt to submit all items at one time to ensure that our Maintenance Team can minimise the disruption to yourself by having trades attend to works in the minimum number of visits.

Items of a more urgent nature (e.g. water leaks) should be reported immediately to the Building Manager by phone *0434 417 378*, followed by confirmation in writing to *bmthelanes@tessaresidential.com.au*.

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ADDITIONAL KEYS AND ACCESS REMOTES

Application for additional keys and fobs must be approved by the Body Corporate. Please contact the Building Manager for the application process - bmthelanes@tessaresidential.com.au

FURTHER INFORMATION

More detailed information regarding your apartment can be found in your Home Owner's Manual. It covers access and security information, cleaning and general care guides, emergency procedures, amenity information, telephone/TV/Internet connection, plus much more.

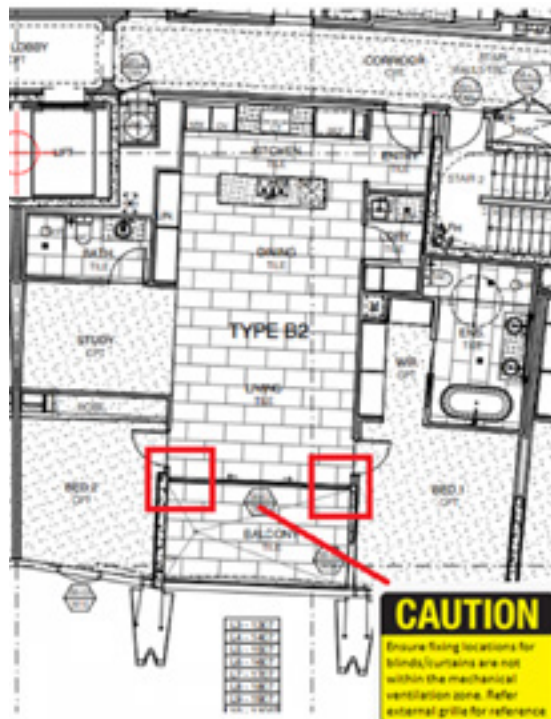
WINDOW FURNISHINGS

All window furnishings are to have a white backing. Please refer to the building By-Laws for more information.

All blind/curtain installations are to be conducted by an appropriate tradesperson or installation company. The general blind fixings location (blind pelmets) are supported by 12mm plywood. Ensure appropriate fixings are utilised.



Lakeside Centre and North Rear side Apartments Type



Eastern and Western Apartment Types including Penthouses



Sunland Group

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