

# THE LANES

RESIDENCES

## WELCOME TO YOUR NEW HOME AT THE LANES RESIDENCES.

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**

lanescaretaker@sunlandgroup.com.au

1300 826 939

#### **Maintenance Coordinator**

lanesmaint@sunlandgroup.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 cupboard below 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 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. To book your move please contact The Lanes Residences Building Manager on 1300 826 939 or via email lanescaretaker@sunlandgroup.com.au.

Please note that all moves must be conducted via the basement (not via the lobby).

*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*

### 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 email to lanesmaint@sunlandgroup.com.au. Please attempt to submit all items at one time to ensure that our Maintenance Co-ordinator 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 1300 826 939, followed by confirmation in writing to the Maintenance Co-ordinator via email lanesmaint@sunlandgroup.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 - [lanescaretaker@sunlandgroup.com.au](mailto:lanescaretaker@sunlandgroup.com.au)

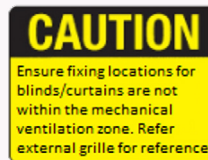
## FURTHER INFORMATION

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.

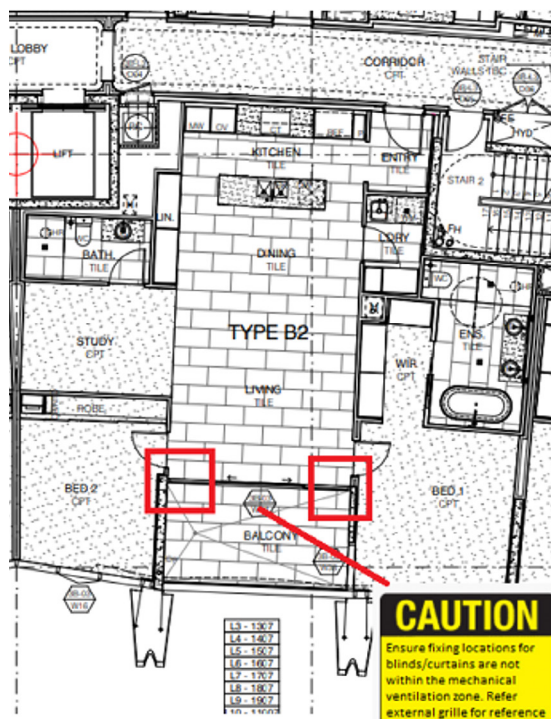
## WINDOW FURNISHINGS

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

