

## *Welcome to Erko Apartments*

We live in a friendly community and hope you like being part of it!

For lots of help and information –

- ☞ check out our website – [erkoapartments.com.au](http://erkoapartments.com.au)
- ☞ join our FaceBook page – 'Erko Building 2043'
- ☞ read the noticeboards in lobbies
- ☞ ask your friendly neighbours – people are happy to assist.

**Planter Boxes | Gardens | Grass Areas** - Feel free to water as many plants as you can to help keep them healthy!

Planter boxes attached to apartments on ground level (level 1) must be cared for by the resident. For example: if plants die, the owner must replace them. The grass on Bridge and Macdonald Streets is owned and maintained by City of Sydney Council. Most other garden areas are the responsibility of the Strata. We hope you enjoy them all.

### **Consideration for your neighbours**

Sometimes there can be problems between neighbours. The By-laws explain residents' responsibilities (see 'Documents' on the Erko Apartments website). If you have concerns, stay calm and talk to your neighbour, or seek help from the Building Manager.

### **We love Erko pets!**

You are permitted to keep **1** cat / fish / bird or small dog as described in the By-laws. You need to keep your animal under control, well behaved and quiet. Be sure to clean up after your animal so everyone can enjoy the Erko surrounds.

### **Rubbish**

Flatten and compact all rubbish as much as possible, as the number of bins is limited.

Put unwanted furniture, kitchenware, electrical items, etc in the Garbage Holding Room near the loading dock on level 1 – it's also called 'The Room of Unlimited Magical Recycling Possibilities'.

### **Building Manager | Pacific Building Management**

Our Building Manager is a great source of info and can let you know about what is your responsibility and what is managed by the Strata. He is able to deal with resident and building issues. Contact him when moving in/out. The PMG Office is inside the Bridge Street garage entry – 8:00am – 4:00pm 02 9519 6263 / 0408 644 165 / [erko@pacificbmg.com.au](mailto:erko@pacificbmg.com.au) / AH: 1300 761 610

### **Plumbing**

Do not flush sanitary products, rubbish or 'wipes' down your toilet. They cause blockages and can flood the bathroom. The blockages can also affect your neighbours by creating noise in the pipes.

## **Building Appearance and Works**

In general, keep your area tidy and don't hang items from your balcony rail.

Remember that parts of your balcony, ceiling or walls may be 'Common Property', so check with the Building Manager if you are contemplating work such as alterations or installations.

**Theft** – this is a very safe area, but the usual cautions apply.

Do not store valuable items in basement cages – despite our vigilance and cameras, thieves can break into storage areas.

Identity theft is a growing problem, so keep files and personal papers within your apartment. Protect yourself (and avoid waste) by receiving bills, etc by email.

Report all thefts to police, as staffing for our suburb is based on the number of incidents.

Online via the Community Portal: search '**Report theft NSW**' or phone [131444](tel:131444).

Redfern Area Command: Open 24 hours / P: 02 8303 5199 / 1 Lawson Street REDFERN 2016

## **Parking Spaces**

There are some rules around use of and storage within parking spaces – some of these relate to State and Council law, so check the Erko By-Laws.

## **Visitor Parking**

It's for *visitors*, of course, and not for use by Owners or Occupiers.

Visitors must not park in the Visitor Car Parking Space for a continuous period of time exceeding 24 hours. Clamping/removal fees will be charged to the apartment owner.

## **If Lifts Are Out-Of-Order** (Levels 2-8)

Call SCHINDLER LIFTS 131 876 (24hrs). Alternate access is via the Fire Stairs.

**If you do not have a Fire Stair key, arrange a collection time with the Building Manager.**

## **Strata Committee**

The Strata Committee is made up of volunteers who act on behalf of and at request of owners and residents. See the website for contact details, Code of Conduct and By-laws.

## **Erko Groups** – Community / Social / Communications

Enquire on FaceBook or to the Building Manager, who can give you contact details. Eg, the Erko Community Group looks at non-strata matters, like road safety, Terracycling and Council plants.

*Enjoy the neighbourhood!*