

Northcote Place

Welcome

Welcome to Northcote Place.

As a new Resident there is plenty to learn about the range of services and amenities available to you at Northcote Place. The following information provides you with the essentials to get you started and ready to join Northcote Place Community.

Owners Corporation Management

Northcote Place Management Team is here to assist you with owners corporation enquiries and are available via the following:

OC Manager – Mon to Fri 9AM to 5PM

Company: The Knight

Phone: 03 9509 3144

Email: theknight@theknight.com.au

Website: www.theknight.com.au



Move In/Out

All Residents must register their move in/out via the online booking portal to eliminate parking restrictions in particular large vehicles (trucks).

<https://northcoteplacetownhouses.youcanbook.me/>

Moving times are available Monday to Sunday as follows:

- 9AM to 5PM - Monday to Sunday

Notice: 72 hours' notice required.

Duration: 4 hours

Removalist insurance details must be provided emailed prior to the scheduled move in:

theknight@theknight.com.au

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Moving & Deliveries

All deliveries to Northcote Place can utilise the appropriate driveway. Delivery trucks must not enter the laneway and must ensure to check height clearance before entering the site.

Rules

To help maintain an enjoyable environment for all residents, there are rules in place.

A copy can be obtained from the management team if required.



Waste Management

A private contractor will be responsible for waste collection at Northcote Place.

General Waste

- All waste must be double bagged and tied before placing into bins.

Recycling

- Recycling items include plastic bottles, glass bottles, glass jars, cardboard.
- Cardboard boxes must be flattened.

Hard Rubbish

- No hard rubbish to be left on common property.

Food Organics & Garden

- Organics and garden waste should be disposed directly in the dedicated bins.

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Utility Providers

Before you move into your apartment, you will need to connect your utility services.

Electricity Free to choose provider

Water Yarra Valley Water
<http://www.yvw.com.au/>

Telephone Free to choose provider

Internet Property is NBN Ready

Pay TV Foxtel 1300 130 799



Service Providers

In the event of an emergency situation endangering life, injury or damage please contact 000.

In the event of a non-life-threatening building emergency, please contact your preferred service provider for any electrical, plumbing matters.

Residents are liable for the cost of service providers relating to any private lot matters.

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Definition of an Owners Corporation

An Owners Corporation (OC) manages and administers the affairs of the Common Property which is automatically created when a plan of subdivision is registered with Land Victoria (Titles Office). The Plan of subdivision shows all the Lots which are part of your OC.

Common Property refers to communal or shared areas and structures, for example, gardens, roads etc.

The person who owns a Lot within the Plan of Subdivision automatically becomes a member of the OC. As an Owner you have legal, financial and moral responsibilities to the OC.

Each Lot on the plan of subdivision has a relative lot entitlement and liability which is determined by an independent surveyor prior to the commencement of the OC.

Lot entitlement represents a lot owner's share of ownership of the Common Property and determines voting rights whereas lot liability determines in the proportion of the total costs an owner is required to pay to the OC.



Global Insurance

Your OC has taken out a global insurance policy and as an Owner in your OC, you are a member of the OC global insurance policy.

This policy includes reinstatement and replacement of all buildings within the plan of subdivision (including your home), common contents (such as shared services) and public (legal) liability for the common areas.

Please note the global insurance policy does not cover:

- **fittings (including carpets, light fittings and window furnishings);**
- **contents; and**
- **public liability for individual lots.**

A copy of the Financial Services Guide and Product Disclosure Statement can be obtained by requesting a copy from insurance@theknight.com.au