

# Ascot Place

## Welcome

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Welcome to Ascot Place.

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

## Owners Corporation Management

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Ascot Place management team are here to assist you with any questions you may have.

The Owners Corporation management team 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](mailto:theknight@theknight.com.au)

**Website:** [www.theknight.com.au](http://www.theknight.com.au)



## Move In/Out

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

<https://ascotplace.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 prior to moving.**

## Moving & Deliveries

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

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## Waste Management

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

Shared rubbish bins are stored in the bin enclosure located on common property.

### 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.



## Utility Providers

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

**Electricity** Free to choose provider

**Gas** Free to choose provider

**Water** Greater Western Water  
13 44 99

**Telephone Internet** Free to choose provider  
Property is NBN Ready

**Pay TV** Foxtel 1300 130 799

# Ascot Place

## Rules

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

A copy can be obtained from the management team.



## Service Providers

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In the event of an emergency situation endangering life, injury or damage 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.**

# Ascot Place

## 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<sup>1</sup>.

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](mailto:insurance@theknight.com.au)

<sup>1</sup> Please note the OC global insurance policy excludes building insurance for lots 37-38.