

Ceresia River Apartments

a great place to live



Induction for New Residents

Visit www.ceresia.com.au for more information.

Orientation

- Ceresia comprises 3 Towers:
East—units 1-39, Central—units 40-75, West—units 76-113.
- Address: 12 Tanunda Drive, RIVERVALE WA 6103
- Each apartment has 2 allocated parking bays in the basements. Parking bays are not arranged in numerical order.
- Traffic in the basement is one-way – enter at East Tower, and exit at West Tower.
- Bin rooms for garbage and recycling are located on the ground floor of each tower. Access is from the foyer.

Help and Information

- This sheet gives only a very basic introduction. You will need to know a lot more to get the best out of living at Ceresia, and show proper respect for the rights of all fellow residents.
- Please consult the website for up-to-date information; various forms and documents are available to download.
- Read and heed local signs and notices within the complex.
- The Building Manager is an essential contact for all residents.

Moving in

- Protective lift curtains must be in place if you use the lifts to move; contact the Building Manager at least *one working day in advance*.
- Never hold or obstruct the lift doors. Always use the DOOR OPEN <|> button to hold the doors open while loading and unloading the lift.
- Advise your mover that the roadway is narrow and space is restricted; very large trucks simply don't fit.

Keys

All residents should have keys to relevant common areas – tower front door, stairwell, gym – and electronic access devices (Airkeys). Contact the Strata Manager to obtain keys – see form online for details.

Parking within Ceresia

- You may only park in the two parking bays allocated to your apartment. If you have more than two vehicles, the others cannot be parked within Ceresia. Many bays suit only small cars; check that your cars fit entirely within your bays. The height restriction is 2.1 m; over-height vehicles cannot be parked at Ceresia. Large vehicles may stop in the forecourt for loading and unloading but cannot be parked anywhere at Ceresia.
- Car bays may be used only to park motor vehicles (no storage).
- Visitor parking bays are for visitors, not residents. A Permit must be displayed. Study the Rules before you park.
- Vehicles parked in contravention of the rules are liable to be clamped without notice. Release fees are never refunded.

Pet

Some types of pet are permitted, subject to written approval, which must be obtained *before* you bring your pet to Ceresia. Details are given in the application form, available online.

Guests

Residents are fully responsible for the behaviour and actions of any person they invite or admit to the complex.

Peaceful enjoyment

Rules are enforced to protect every resident's right to peaceful enjoyment of their home; penalties may apply for breaches.

- At all times, in all common areas:
 - Smoking is not allowed.
 - Dress, language, and demeanour must befit a family environment.
 - Noise that disturbs other residents is never acceptable.
- After 10 pm no sounds from your apartment should be audible in common areas or in other apartments.
- Loud, large, or late parties are not permitted.

Balconies

- Only *outdoor* furniture and plants may be kept on your balcony – no appliances, bicycles, boxes, brooms, buckets, mops, eskies, *etc.* Ensure it looks nice from outside your apartment. Avoid having the back of a BBQ facing the glass balustrade.
- It is prohibited to place washing on the balcony where it is visible from anywhere outside your apartment.
- *Nothing* should ever be dropped or allowed to fall from a balcony (or window), including cigarette ash and butts.

Common Areas

Ceresia is our home – we are all responsible to take good care it.

- Use of facilities is at own risk. Leave them clean and tidy after use.
- Your group of residents plus guests should total 12 or fewer persons, including children.
- Children under 14 years must be supervised by an adult resident.
- The pool & spa are licenced for daytime use only; permitted hours are from the later of 7 am or sunrise to the earlier of 8 pm or sunset. The gym may be used between 5 am and 10 pm, and other shared facilities between 7 am and 10 pm, every day.
- *Do not use* faulty or damaged equipment. Report it promptly.
- Turn off the air conditioning and lights when you leave an area.

BBQ and Function Room

The BBQ and the Function Room must be booked in advance. Details are given on the booking forms, available online.

Garbage and recycling

- All rubbish and materials for recycling must be taken to the bin room and correctly placed in the appropriate bin.
- Food and degradable waste must be suitably wrapped before being placed in a *green-top bin*. Close the bin lid properly - look for another bin if there is not enough space for your rubbish.
- Take materials for recycling out of any bag or container before placing them in a *yellow-top bin*. Learn how to recycle correctly and do the right thing.
- If you have many boxes, packaging, household appliances, or furniture to discard, do not take them to the bin room. Ask the Building Manager for help and advice.

Something wrong? Report it promptly

- Report damage or defects in the common areas, noise complaints, anti-social behaviour, & by-law infringements to the Strata Council.
- Violent, threatening, or illegal behaviour is not tolerated and should be reported to the police without delay – 13 14 44.

Contact

Strata Council coo@ceresia.com.au
Building Manager BuildingManager@ceresia.com.au
Monday – Friday 9 am to 1 pm: 0488 220 999
Strata Manager StrataManager@ceresia.com.au
Monday – Friday 9 am to 4 pm 9472 1833
After-hours building emergency 9485 7698

Emergency? Call 000

ask for Fire, Police, or Ambulance

- **If there is a fire in your apartment, call 000 immediately, before you try to extinguish it.**
- In the event of a fire alarm, stay calm and leave the building immediately by the fire exits.
- Keep smoke alarms in good working order.
- Keep fire doors closed except when in immediate use.