



## Welcome to Sundance Apartments

By making Sundance Apartments in Scarborough your new home, you have chosen a happy, secure lifestyle. Apartment living provides a combination of excellent facilities supported by house rules and common strata bylaws. These are designed to ensure the well-being of all residents.

### Contact & Information

For fast results, please contact strata management and caretaker at:

[www.sundance.apartments](http://www.sundance.apartments)

You can use your mobile phone and QR code for quick access...

- Maintenance and Incident Reporting
- Strata Management Queries
- Lift Bookings
- Access FOBs
- After-hours contact




Upon submission, the correct people will be automatically notified. You'll receive an e-mail acknowledgement and entry reference number. Entries are prioritised and acted upon quickly by our professional strata team and caretaker. During the week you should be getting a personal response within 24 hours. Please note, **strata manages the building's common areas only**. For faults inside your apartment, please contact the owner or agent.

### Security

Sundance takes security very seriously. The complex operates CCTV, has an effective reporting system and engages a professional security service. However criminals can be very sophisticated. Please secure your store rooms, lock all vehicles, chain up bicycles (helmets), motor bikes and -as a precaution- do not keep valuables in these areas. Please report lost or stolen access FOBs immediately.

All Threatening Emergencies	000
Scarborough Police - All Crime	131 444
Stirling Security Team - Kerbside	1300 365 356
Sundance Security Guard (NPB)	0447 106823

**npb**  
SECURITY | SAFE WITH US

You may call NPB for attendance in the event of:

- Antisocial behaviour & suspicious activity
- Late night parties & extreme noise
- Misuse of common recreational facilities

## Utility Services

### Electricity

65001243

contact Source Energy for connections and account updates

### Water

This service is periodically invoiced by Strata (Cygnet West)

## Our Common Areas

Please note that Sundance is a **non-smoking building**, smoking is not permitted in these areas.

### Letterboxes

Please empty your letterbox regularly and **keep it locked**. If you have lost your key, replacement locks can be ordered from strata.

### Lobby Area Seating

Individual guest seating only. For the comfort and safety of all residents please avoid group gatherings and keep the sliding doors closed.

### Lounge Area Seating

Level 1 and 2

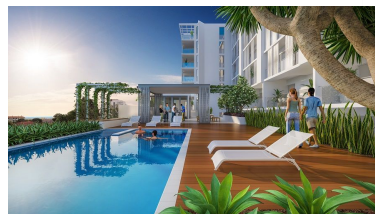
### Facilities

Pool, BBQ Area, Gymnasium, Herb Garden Level 1

***These areas are for the enjoyment of residents only. No guests/visitors may be hosted in these areas.***

*Please follow all signs. Most rules are a legal requirement (safety), others are designed to give consideration to fellow residents.*

Sundance is not a public resort...



### Resident Car Bays

This area is reserved for your vehicle only. No personal items, automotive accessories, bicycles, sporting equipment, trailers or boats may be stored in your car bay. Residents are responsible for cleaning oil stains. Parking anywhere outside your designated bay is considered obstructive to fellow residents.

### Bin Room

The bin room is located on the ground floor. Collection days are Tuesdays and Fridays.

- Red bins are for general waste, yellow bins are for recycling
- Please bag all waste. Break up all boxes.
- No bulk items in the bin room
- Sundance has a bulk collection every 3 months



### Visitor Parking (Hastings St.)

The visitor car park in Hastings Street is for short term (6 hours max) **visitor parking only**. A valid parking disk must be dash-displayed by your visitors. Parking disks are passed on to the apartment's current occupant. **Owners and residents may not park their cars here.**

Please respect the e-charging bay and shop parking bays. The area is patrolled by City of Stirling Parking Officers (24/7). Infringements apply.



### Lifts

The Sundance lifts are used heavily and deserve your special consideration. Mirrors, walls and floors are easily scratched and repairs are costly! **All residents are liable for damage caused.** Accordingly, please book the lift curtains when:

- Moving in/out
- Moving large items

Bookings are via our website, shown above. Upcoming bookings are displayed on the website's home page (House Diary). Please plan all moves to occur in the daytime, Monday-Friday. In consideration of all residents, **weekend moves are not available.**



Please note, the movement of items should occur in a curtained lift car via the basement carpark lift (B1). Kindly, do not use the Ground Lobby as this is disruptive to fellow residents and can cause damage to the area.



Removal trucks may park as shown on our website's booking form. The caretaker can assist with a lift key, to hold the lift while you move items in and out. Please note that access to the stairs is located behind the lift cars.

### Parcel Delivery Area

Online shopping deliveries are an integral part of our lives. Sundance has a dedicated parcel delivery area located in the ground lobby. While the area is monitored by CCTV, Sundance does not accept liability for items stored here. For more secure deliveries please consider setting up a 'parcel box' at Scarborough post office

### Food Deliveries

Due to security incidents in the past, please instruct the food courier to wait outside and collect your delivery at the building's front door. For exemptions, due to health reason, please contact strata.

### Bicycles

Sundance maintains an inventory of all bicycles in the basement carpark.

- Badly maintained, rusty, covered in thick dust and cobwebs
- Visually in disrepair, have broken components, flat tyres
- Appear to be neglected/abandoned

Bicycles identified as above are placed into *storage and retained for six months* before being recycled. Email notifications will be sent to alert apartment owners.

## Our Public Areas

### Balconies

To protect your property's value and exclusivity, balconies should be kept in line with the general appearance of the building.

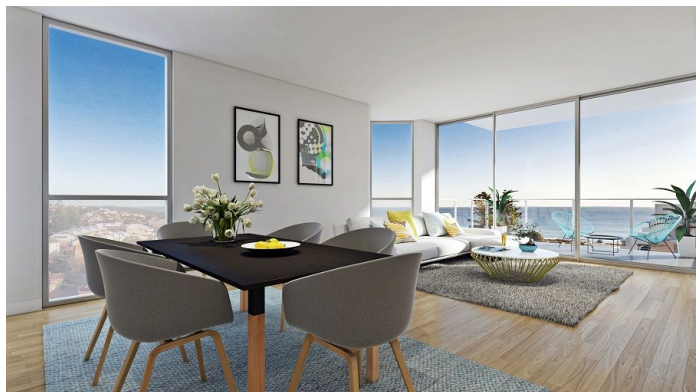
Avoid displaying washing or using your balcony for general storage. Please do not install any structure without permission from the council of owners. Due to fire regulations open-fire and coal BBQs are not permitted.



## Apartment Life Etiquette

Enjoy yourself, but **always respect the rights of others...**

- Sundance residents are diverse, they include shift workers, retirees and professionals of all ages and cultural backgrounds
- Excessive noise, affecting others, is not acceptable at any time
- Apartment life is not suited to hosting large parties. Scarborough has numerous entertainment and resort facilities you can visit with your guests
- Inviting intoxicated groups after the pub, in the past has created disturbances for other residents and is not welcome



### Bylaw Breaches

Unfortunately, in rare cases, infringement breaches of up to \$500 as well as a State Administrative Tribunal case may be raised against an inconsiderate resident. The reality is that apartment life is heavily community-oriented and may not be suited to all people.

We look forward to having you in this amazing complex and hope that you enjoy your new home.

***With Best Regards,  
The Sundance Owners***