

ETHOS

ELLIS ST CHATSWOOD

Owners Manual

*Congratulations and
welcome to Chatswood*

Thank you from all of us, for choosing a Central Element home.
We may be in touch from time to time with news and opportunities
we think may interest you or just to see how it's all going.
Your beautiful new apartment is now yours to enjoy.

Welcome to Ethos Chatswood

Central Element and Growthbuilt are pleased to welcome you to your new apartment at Ethos Chatswood.

This manual has been prepared to help you understand the key features of the development and provide guidance on the care, maintenance, and operation of your apartment and shared facilities.

We encourage you to familiarise yourself with this manual, as it will serve as a reference for maintaining your home and ensuring the ongoing comfort, safety, and functionality of the building. By following the recommended guidance, together we can help Ethos remain a well-maintained and enjoyable place to live.

Please Note:

The instructions in this manual are intended to assist residents in the use and maintenance of their apartments and the building as a whole. While the manual covers common circumstances, it may not address all situations. Residents should also refer to individual appliance manuals for operation and maintenance guidance.



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1.0 Project Description

1.1 Project Description and Address

Ethos is a mixed-use residential development located at 15 Ellis Street and 753 Pacific Highway, Chatswood, NSW. The development comprises 49 residential apartments ranging from one to four-bedroom apartments, including several penthouse residences.

Residential levels are arranged as follows:

- Levels 2-8: four apartments per level
- Level 9: three apartments with an integrated sky lounge
- Levels 10-13: three apartments per level
- Levels 14-15: two apartments per level (penthouse)
- Level 16: one penthouse apartment

The building is served by five basement levels of parking, providing 62 car spaces with EV charging facilities. Lift access is provided to all residential levels, basement parking, and amenity areas.

Pedestrian and vehicle access is from Ellis Street and Pacific Highway. Ethos is located within a well-connected urban precinct:

- Chatswood railway station is approximately 5-10 minutes' walk away, offering Sydney Trains and Metro services.
- Westfield Chatswood, major retail, dining, and entertainment centre, is within walking distance.
- A range of schools and early learning centres are nearby, including Chatswood Public School, Chatswood High School, Our Lady of Dolours Primary, and several childcare and Montessori centres.
- Local parks, walking paths, and community facilities provide recreational opportunities within walking distance.

This location provides residents with convenient access to public transport, retail, education, and community services, supporting a vibrant and connected lifestyle.

1.2 Key Features

Ethos has been designed with resident amenity and convenience in mind. Key features include:

- Wellness centre located on Level 2 for resident use
- Sky lounge on Level 9, providing shared amenity and social space
- Retail and café spaces on Ground Floor and Level 1

2.0 Contacts

Position	Address	Phone
Builder	Growthbuilt Pty Ltd Level 9, 100 William Street, Woolloomooloo NSW 2000	PH: (02) 9212 7811
Owner	Central Element Level 17, 100 Miller St, North Sydney NSW 2060	PH: +61 2 9957 5019

Emergency (Trades)

Trade	Address	Phone
Electrical	City Electrical Services (Aust) PTY Limited 1/23 Aylesbury St, Botany NSW 2019	PH: +61 2 9700 0022 E: enquiry@cityelectrical.com.au
Plumbing	On Time Plumbing Unit 1/19 Miowera Rd, Villawood NSW 2163	PH: (02) 8774 5270 E: info@otpa.com.au
Mechanical	Precise Air Group Pty Ltd 3 Figtree Drive, Sydney Olympic Park NSW 2127	PH: 1300 728 250
Maintenance (Growthbuilt)	Growthbuilt Pty Ltd Level 9, 100 William Street, Woolloomooloo NSW 2000	PH: (02) 9212 7811 E: Customercare@growthbuilt.com.au
Maintenance (Central Element)	Central Element Level 17, 100 Miller St, North Sydney NSW 2060	PH: +61 2 9957 5019 E: hello@centralelement.com.au

3.0 Elements of the Apartment

3.1 Appliances

3.1.1 Ovens

Gaggenau appliances have been installed throughout the apartments at Ethos, providing high-quality performance, durability, and refined design. Two oven types are included within the development. Residents should confirm the specific appliance installed within their apartment.

Both ovens are supplied by Gaggenau and are covered by a 5-year manufacturer warranty (parts and labour), subject to correct use and maintenance. Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.

Gaggenau 200 Series Pyrolytic Oven

Model: BOP221102

This built-in electric oven combines a sleek, flush-fitting design with versatile cooking functionality. It offers a wide temperature range and multiple heating methods, making it suitable for everyday cooking as well as more advanced use.



Key Features

- Electronically controlled temperatures from 50°C to 300°C
- Multiple heating methods including fan-forced, grill, and baking stone function
- Pyrolytic self-cleaning system
- TFT touch display with rotary controls

- Side-opening door with a wide opening angle
- Integrated timer and automatic cooking programs

Use & Operation

- Cooking functions and temperatures are selected via the control knobs and display.
- Timer and automatic programs may be used to assist with cooking times.
- The pyrolytic cleaning function should be used only when the oven is empty and in accordance with the manufacturer's instructions.

Care & Maintenance

- Allow the oven to cool before cleaning.
- Wipe surfaces with a soft cloth and mild detergent as required.
- Avoid abrasive cleaners or sharp tools inside the oven cavity.
- Use the pyrolytic cleaning cycle periodically to remove built-up residue.

Incorrect use, unauthorised modifications, or improper cleaning may void the manufacturer's warranty.

Gaggenau 200 Series Steam Oven

Model: BSP250101

This combination steam oven allows cooking using steam, conventional heat, or a combination of both. It features an integrated fresh and waste water tank system, providing precise steam control for enhanced cooking results.



Key Features

- External steam generation with integrated water tanks
- Combination steam and conventional cooking functions
- Descaling program to maintain appliance performance
- Integrated electric grill
- LED internal lighting
- Flush installation with side-opening door

Use & Operation

- Fresh water must be added to the water tank before selecting steam functions.
- Cooking modes are selected via the control knobs and display.
- The appliance will prompt when waste water requires emptying.
- Steam may be released when opening the door; care should be taken during operation.

Care & Maintenance

- Empty and clean water tanks regularly.
- Run the descaling program when prompted by the appliance.
- Clean internal surfaces once cooled using a soft cloth.
- Do not use abrasive cleaning products or steam cleaners.

Failure to maintain water tanks or carry out descaling as instructed may impact performance and warranty coverage.

3.1.2 Cooktops

Gas cooktops supplied by Gaggenau have been installed in the apartments at Ethos. Two natural gas cooktop models are used throughout the development.

Both ovens are supplied by Gaggenau and are covered by a 5-year manufacturer warranty (parts and labour), subject to correct use and maintenance.

Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.

Gaggenau 200 Series 60 cm Natural Gas Cooktop

Model: VG264220AU

Fuel Type: Natural gas

This 60 cm gas cooktop offers reliable performance with a classic design and precise flame control. It features multiple burners with varying output levels, cast iron pan supports, and easy-to-use mechanical controls.



Key Features

- Four gas burners with mechanically regulated power levels and precise flame control
- Solid, smooth cast iron pan supports for stable cookware placement
- Illuminated control knobs and integrated control panel for intuitive operation
- Electric ignition and thermoelectric safety pilot for flame safety
- Residual heat and operation indicators for added awareness during and after cooking

Use & Operation

- Only use cookware designed for gas cooking. Choose flat-based pots and pans that sit evenly on the pan supports.
- Adjust flame size gradually to control cooking heat.
- Do not leave the cooktop unattended while in use.

Safety Guidance

- Ensure adequate ventilation in the kitchen when using the cooktop.
- Do not place cloth, paper, or other flammable items near active burners.
- Keep children and pets away from the cooktop when in use.
- If a gas smell is detected, turn off the appliance immediately and contact a qualified technician.

Care & Maintenance

- Allow all surfaces to cool completely before cleaning.
- Wipe the cooktop surface and pan supports with a soft, damp cloth and mild detergent.
- Avoid abrasive cleaners, scouring pads, or metal brushes that may damage the finish.

- Remove and clean pan supports periodically to prevent grease build-up.

Gaggenau 200 Series 90 cm Gas Cooktop

Model: VG295250AU

Fuel Type: Natural gas

This 90 cm gas cooktop includes a powerful multi-ring wok burner and additional high-output and standard burners, offering flexibility for a wide range of cooking tasks. The professional-style design features robust brass burners and continuous cast iron pan supports.



Key Features

- Five gas burners with nine mechanical power levels for precise flame adjustment
- Multi-ring wok burner with high heat output suitable for large cookware
- Solid smooth surface cast iron pan supports with continuous surface
- Illuminated control knobs and integrated control panel for ease of use
- Thermoelectric safety pilot and residual heat indicators for added safety awareness

Use & Operation

- Position cookware centrally over the burner to ensure stable and even heating.
- Adjust individual burner flames according to cooking requirements.
- Use the wok burner for large pots or stir-fry cooking to take advantage of its higher heat output.

Safety Guidance

- Ensure proper ventilation is maintained when using the cooktop.
- Do not leave the cooktop unattended during use or when heating high-fat foods.
- Keep flammable materials well clear of the cooktop surface.

- If a gas smell is present, turn off the cooktop and seek professional inspection immediately.

Care & Maintenance

- Clean spills promptly after the cooktop has cooled.
- Use warm soapy water and a soft cloth for daily cleaning.
- Periodically remove and clean cast iron pan supports.
- Avoid harsh chemicals or abrasive scouring agents that could damage surfaces.

Gaggenau 200 series Flex induction cooktop 90 cm

Model: CI292112

This 90 cm Flex Induction Cooktop provides fast, energy-efficient cooking with precise temperature control. The Flex zones allow multiple pans to be combined into larger cooking areas, offering versatility for a variety of cooking tasks.



Key Features

- Four induction zones with Flex function for larger cookware
- Touch controls with programmable timers for convenience
- PowerBoost for rapid heating
- Residual heat indicators for safety
- Sleek, smooth glass surface for easy cleaning

Use & Operation

- Use only cookware suitable for induction (magnet-compatible).
- Touch controls allow precise adjustment of heat levels and timers.
- PowerBoost can be used to quickly heat water or other items but should be used for short durations.

Safety Guidance

- Surfaces may remain hot after cooking; always check residual heat indicators before cleaning.
- Keep flammable items and children away from the cooktop while in use.
- Ensure proper ventilation around the cooktop.

Care & Maintenance

- Wipe the surface with a soft, damp cloth once cool.
- Avoid abrasive pads or dragging heavy cookware across the surface.
- Ensure ventilation below the cooktop is unobstructed for safe operation.

3.1.3 Rangehood

A Whispair Monte Carlo 90 cm built-in rangehood has been installed in each apartment kitchen at Ethos. This appliance is supplied by Haus Group and is covered by a 5-year manufacturer warranty (parts and labour), subject to correct use and maintenance.

Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.



Whispair Monte Carlo 90 cm Built-In Rangehood

Model: X3M09S

This built-in rangehood efficiently removes smoke, odours, and cooking vapours from the kitchen. Its sleek design integrates seamlessly with the kitchen cabinetry while providing powerful extraction for everyday cooking needs.

Key Features

- Built-in 90 cm canopy style design for seamless integration
- Multiple fan speed settings for flexible ventilation
- High-efficiency extraction to remove smoke, steam, and odours
- LED lighting to illuminate the cooking surface
- Easy-to-clean stainless steel filters

- Quiet operation for a comfortable kitchen environment

Use & Operation

- Select the fan speed appropriate to the cooking activity.
- Turn on the LED lighting as needed to illuminate the cooktop.
- Ensure the rangehood is switched on before cooking to efficiently capture smoke and vapours.

Care & Maintenance

- Clean the stainless steel grease filters regularly to maintain efficiency. Filters can typically be washed with warm water and mild detergent.
- Wipe the exterior surfaces with a soft, damp cloth; avoid abrasive cleaners that may scratch the finish.
- Check that the ducting or vent outlet is unobstructed to maintain proper airflow.
- Replace filters or bulbs according to the manufacturer's recommendations.

Safety Note: Do not leave the cooktop unattended while using the rangehood. Ensure proper ventilation in the kitchen at all times. Avoid placing flammable objects near the rangehood.

3.1.4 Integrated Fridges

Integrated fridge and freezer units have been installed in the apartments at Ethos to provide efficient storage solutions while maintaining a seamless kitchen design. All units are supplied by Harvey Norman Commercial and manufactured by Fisher & Paykel.

Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.

Fisher & Paykel 236 L Integrated Bottom Mount Fridge

Model: RB60V18

This 236 L bottom mount fridge provides a practical and compact solution for everyday food storage. The freezer is located at the bottom for convenient access to frequently used fresh food.



Key Features

- Fully integrated design for a seamless kitchen appearance
- Bottom freezer configuration for easy access to fresh food at eye level
- Adjustable shelving and door bins for flexible storage
- LED interior lighting for clear visibility
- Frost-free operation and automatic defrost system
- Energy-efficient operation

Use & Operation

- Store fresh food in the upper fridge compartment and frozen items in the lower freezer.
- Avoid overloading shelves to maintain airflow and cooling efficiency.
- Ensure the fridge door is fully closed to maintain temperature control.

Care & Maintenance

- Wipe internal surfaces with a soft cloth and mild detergent.
- Clean the door gaskets regularly to maintain an effective seal.
- Ensure vents and condenser coils are unobstructed for proper airflow.
- Do not store hot items directly in the fridge.

Safety Note: Do not use sharp objects to remove ice build-up. Always follow manufacturer instructions for proper handling and cleaning.

Fisher & Paykel 476 L Integrated French Door Fridge

Model: RS90A1

This 476 L French door fridge provides generous storage space with easy access to fresh food. Its integrated design allows for a streamlined look in the kitchen while providing flexible storage options.



Key Features

- French door design with spacious compartments and flexible shelving
- Slide-in panel ready to match kitchen cabinetry
- LED interior lighting for improved visibility
- Adjustable humidity-controlled crisper drawers
- Frost-free operation with automatic defrost system
- Energy-efficient cooling system

Use & Operation

- Store fresh and perishable items in the upper fridge compartments and beverages or snacks in door bins.
- Ensure doors are properly closed to maintain optimal temperature.
- Avoid placing hot items directly in the fridge.

Care & Maintenance

- Clean interior surfaces with mild detergent and a soft cloth.
- Wipe door seals regularly to ensure a tight seal.
- Keep vents and condenser coils clear to allow proper airflow.

Safety Note: Do not use sharp tools or abrasive materials inside the fridge. Refer to the full manual for detailed storage and temperature settings.

Fisher & Paykel 417 L Integrated Full Height Freezer

Model: RS80A1

This full-height freezer offers ample storage for frozen food while maintaining an integrated kitchen look. It is panel ready to seamlessly match surrounding cabinetry.



Key Features

- French door design with full-height storage capacity (417 L)
- Slide-in panel ready for a seamless kitchen appearance
- Adjustable shelving for flexible storage options
- Frost-free operation for minimal maintenance
- LED lighting for improved visibility
- Energy-efficient cooling system

Use & Operation

- Store frozen items organized by type or frequency of use for easy access.
- Ensure the door is fully closed to maintain freezing efficiency.
- Avoid placing hot items directly in the freezer.

Care & Maintenance

- Wipe internal surfaces with a soft cloth and mild detergent.
- Clean door seals regularly to maintain a proper seal.
- Keep vents and coils clear to ensure efficient airflow.

Safety Note: Do not use sharp objects to remove ice. Always follow manufacturer instructions for handling, cleaning, and defrosting.

Warranty

The RB60V18 60 cm Bottom Mount Fridge is covered by a 2-year parts and labour warranty, while the RS90A1 476 L French Door and RS80A1 417 L Full Height Panel-Ready Fridge are covered under the manufacturer's standard domestic warranty (details in the included Service & Warranty book). Spare parts for all models are available for a minimum of 10 years from the date of manufacture.

3.1.5 Microwave Oven

Model: BMP250100

A Gaggenau 200 Series Combi Microwave Oven has been installed in the apartments at Ethos. This appliance combines convection and microwave cooking to provide versatile, efficient meal preparation. Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.



Key Features

- Combination of microwave and convection cooking for versatile meal preparation
- Integrated design for a streamlined kitchen appearance
- Multiple cooking programs and automatic functions
- TFT touch display and easy-to-use control knobs
- LED interior lighting for clear visibility of food
- Quick-start and memory functions for repeatable cooking

Use & Operation

- Select the desired cooking mode (microwave, convection, or combination) and set the time and temperature as required.
- Use the pre-programmed functions for common cooking tasks for convenience.
- Always ensure the oven door is fully closed during operation.

Care & Maintenance

- Wipe internal and external surfaces with a soft, damp cloth and mild detergent.

- Avoid using abrasive cleaners or sharp objects inside the cavity.
- Ensure ventilation openings are unobstructed to allow safe operation.
- Regularly check the turntable and oven accessories for cleanliness.

Safety Note:

- Do not operate the microwave when empty.
- Keep the appliance door closed during use and avoid placing flammable objects nearby.
- Follow manufacturer instructions for safe handling and cleaning.

3.1.6 Electric Fireplace

Model: 1600E

The Jetmaster Polaris 1600E Electric Fireplace is installed in select apartments at Ethos, providing efficient heating and an enhanced ambience. This electric fireplace delivers realistic flame effects with adjustable heat settings for comfort and convenience. It is supplied by Jetmaster and designed for seamless integration into living spaces.

Residents should operate the fireplace according to the manufacturer's instructions, keep vents unobstructed, and wipe external surfaces with a soft cloth to maintain appearance and performance. The Jetmaster Polaris 1600E is covered by the manufacturer's standard warranty, subject to correct domestic use and maintenance. Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.



Key Features

- 1632 mm wide, 325 mm deep, 633 mm high – suitable for integrated installation
- Adjustable flame intensity and heating levels
- Energy-efficient electric heating element
- Remote control for convenient operation

- Cool-touch exterior for safe use
- Integrated timer function for automatic operation

Use & Operation

- Turn on the fireplace using the control panel or remote control.
- Adjust flame intensity and heat output according to preference.
- Ensure the unit is placed away from flammable objects and ventilation is unobstructed.

Care & Maintenance

- Wipe external surfaces with a soft, damp cloth; avoid abrasive cleaners.
- Keep vents and air inlets free from dust and obstructions.
- Do not open the unit or modify internal components.
- Regularly inspect the power cord for damage and ensure the plug is correctly inserted.

Safety Note:

- Operate only according to manufacturer instructions.
- Do not cover the unit or block air inlets.
- Keep children and pets away while in use.
- Switch off and unplug before cleaning or maintenance.

3.1.7 Heat Pump Dryer

A Fisher & Paykel Series 7 Heat Pump Dryer has been supplied to apartments at Ethos. The dryer is designed to provide energy-efficient clothes drying using heat pump technology, which operates at lower temperatures compared to conventional dryers to help reduce energy consumption and protect fabrics.

Each apartment is also supplied with a wall hanging kit intended for installation by the apartment owner once their washing machine has been installed. Installation of the wall hanging kit and dryer should be carried out in accordance with the manufacturer's instructions and by a suitably qualified person where required.

Full manufacturer user manuals are available online for detailed operating instructions, safety information, and installation requirements.

Fisher & Paykel 9 kg Series 7 Heat Pump Dryer

Model: DH9060P2

Capacity: 9 kg



Key Features

- 9 kg drying capacity suitable for everyday household use
- Heat pump drying technology for improved energy efficiency
- 9-star energy rating
- Multiple drying programs for different fabric types
- Sensor drying technology to help prevent over-drying
- Lint filter and condenser system designed for easy maintenance
- Wall hanging kit supplied separately for optional installation

Use & Operation

- Load clothes evenly into the dryer and avoid overloading.
- Select the appropriate drying program depending on fabric type and load size.
- Ensure the door is fully closed before starting operation.
- The appliance operates at lower temperatures than conventional dryers and drying times may vary depending on load size and moisture content.

Care & Maintenance

- Clean the lint filter after every drying cycle to maintain performance and efficiency.
- Regularly clean the condenser and air intake areas in accordance with the manufacturer's instructions.
- Ensure the appliance ventilation openings remain unobstructed at all times.


- Wipe external surfaces with a soft damp cloth and mild detergent only.
- Do not use abrasive cleaning products or high-pressure cleaning methods.




Failure to regularly clean the lint filter and condenser may reduce drying performance, increase energy consumption, and impact the appliance lifespan.




Safety Note


- Do not place items contaminated with oils, solvents, or flammable substances into the dryer.
- Ensure adequate ventilation is maintained around the appliance during operation.
- The dryer must only be installed and operated in accordance with the manufacturer’s instructions.
- Keep children away from the appliance during operation.

3.2 Sanitaryware & Sinks

Item	Description	Image
Freestanding Bath	<p>The Clark Round Freestanding Bath installed throughout the bathrooms combines elegant design with durable performance. Manufactured from premium Lucite acrylic in a gloss white finish, the bath provides a smooth, contemporary focal point while offering long-lasting durability.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Lucite Acrylic Construction: Durable, high-quality material designed for strength and longevity. • Gloss White Finish: Smooth, non-porous surface for easy cleaning. • Concealed Fixing: Clean installation with minimal visible fixings. • Pop-Up Waste: Includes Parisi pop-up bath waste for integrated functionality. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Use a soft cloth with a mild, non-abrasive cleaner. • Avoid: Do not use harsh chemicals, solvents or abrasive pads. • Handling: Avoid dropping heavy objects into the bath or standing on edges. 	


<p>Kitchen Sink</p>	<p>The Franke Bow Single Bowl Undermount Sink provides a durable and practical solution for everyday kitchen use. Constructed from 304 grade stainless steel with a satin finish, it offers a streamlined appearance integrated neatly beneath the benchtop.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • 304 Grade Stainless Steel: Corrosion-resistant and suitable for daily kitchen use. • Satin Finish: Reduces visible scratching and provides a refined appearance. • Undermount Design: Seamless integration with the benchtop. • Concealed Fixing: Clean, uninterrupted finish. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Rinse after use and wipe dry with a soft cloth to prevent water spotting. • Avoid: Do not use steel wool or harsh chemical cleaners containing chlorides. • Handling: Avoid prolonged contact with strong acids or bleach. 	
<p>Under Counter Basin</p>	<p>The Parisi Envy II Under Counter Basin features a sleek, minimalist design suited to modern bathroom interiors. Manufactured from ceramic in a gloss white finish, it is installed beneath the vanity surface for a clean and refined appearance.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Ceramic Construction: Durable and easy-to-clean surface. • Gloss White Finish: Smooth, non-porous and stain-resistant. • Under Counter Installation: Seamless vanity integration. • Clic-Clac Waste: Includes Parisi universal waste fitting. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Use a non-abrasive, pH-neutral cleaner and soft cloth. • Avoid: Do not use scouring pads or acidic cleaners. • Handling: Avoid impact from heavy objects. 	
<p>Bar Sink</p>	<p>The Olivieri Solitaire Round Bowl Sink provides a compact and functional solution suitable for secondary or bar areas. Constructed from polished stainless steel, it delivers durability with a refined finish.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Stainless Steel Construction: Strong and corrosion-resistant. • Polished Finish: Clean, contemporary appearance. 	

	<ul style="list-style-type: none"> • Round Bowl Design: Compact and efficient layout. • Undermount Installation: Integrated benchtop finish. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Wash with warm soapy water and dry after use. • Avoid: Do not use abrasive pads or harsh chemical cleaners. • Handling: Avoid scratching the surface with sharp objects. 	
<p>Laundry Sink</p>	<p>The Franke Bell Single Bowl Laundry Sink is designed for durability and functionality in utility areas. Manufactured from polished stainless steel, it is suitable for everyday laundry use and heavy-duty cleaning tasks.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Stainless Steel Construction: Hard-wearing and corrosion-resistant. • Polished Finish: Smooth surface for easy cleaning. • Single Bowl Design: Practical size for laundry applications. • Concealed Fixing: Neat and integrated installation. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Use mild detergent and a soft cloth. • Avoid: Do not use steel wool or aggressive cleaning agents. • Handling: Avoid impact from heavy objects. 	
<p>Bathroom Vanity Basin – 1000mm</p>	<p>The Parisi Rotondo 1000 Wall Basin offers a contemporary wall-mounted design with a generous basin size. Manufactured from ceramic in a semi-gloss white finish, it provides both durability and modern styling.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Ceramic Construction: Durable and easy to maintain. • Semi-Gloss White Finish: Smooth and stain-resistant. • Wall-Mounted Design: Clean, modern aesthetic. • Clic-Clac Waste: Includes Parisi universal waste fitting. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Wipe with a soft cloth and mild cleaner. • Avoid: Do not use abrasive or acidic cleaning products. • Handling: Avoid excessive force or impact. 	
<p>Bathroom Vanity Basin – 700mm</p>	<p>The Parisi Rotondo 700 Wall Basin features a streamlined wall-mounted design suited to compact bathroom layouts. Manufactured from ceramic in a semi-gloss white finish, it provides durability and refined aesthetics.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Ceramic Construction: Strong and easy to clean. 	




	<ul style="list-style-type: none"> • Semi-Gloss White Finish: Modern and durable surface. • Wall-Mounted Installation: Space-efficient design. • Clic-Clac Waste: Includes Parisi universal waste fitting. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Use a non-abrasive cleaner and soft cloth. • Avoid: Do not use harsh chemicals or scouring pads. • Handling: Avoid impact or misuse. 	
Toilet Suite	<p>The Parisi Floor Mounted Toilet Suite combines modern styling with water-efficient performance. Constructed from ceramic in a gloss white finish and complete with a soft-close seat, the suite features concealed fixing for a streamlined installation.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Ceramic Construction: Durable and easy to maintain. • Soft-Close Seat: Quiet and controlled closing mechanism. • Concealed Fixing: Clean and modern appearance. • 4-Star WELS Rating: 3.4L average flush for water efficiency. <p>Care and Maintenance:</p> <ul style="list-style-type: none"> • Cleaning: Use a non-solvent, non-abrasive cleaner and soft cloth. • Avoid: Do not use in-cistern cleaning blocks or harsh chemicals. • Handling: Avoid standing on or applying excessive force to the suite. 	

3.3 Tapware, Mixers & PC Items

All taps, mixers, and bathroom fittings installed in each apartment are listed below for reference.

Product	Manufacturer	Manufacturer Code	Image
Single Towel Rail	Parisi – Tondo 770mm (Brushed Nickel)	TO.TR77.41	

Toilet Roll Holder	Parisi – Tondo (Brushed Nickel)	TO.RH.41	
Robe Hook	Parisi – Tondo (Brushed Nickel)	TO.HK.41	
Kitchen Mixer	Parisi – Envy Pull-Out Spray (Brushed Nickel)	PP.07-1HRO.41	
Zip Tap	Zip – HydroTap G5 BC Elite Plus	H5E784Z11AU	
Basin Wall Set	Parisi – Todo Wall Mixer 160mm Spout	TODO.01-2RF160	
Shower Rose & Arm	Parisi – Tondo 200mm	TO.SH.A200.41 / TO.SA.1C.41	
Hand Shower	Parisi – Tondo Wall Bracket Set	TO.WB.41	
Bath Mixer	Parisi – Tondo II Bath Filler	T2.08-D2F	

Laundry Tap	ABI Interiors – Gooseneck Wall Mounted (Brushed Nickel)	11938	
Laundry Tap Mixers	ABI Interiors – Cross Assembly (Brushed Nickel)	14201	
Flush Plate	Parisi – Tondo Push Panel (Brushed Nickel)	PA220.41	

Cleaning & Maintenance

All tapware, mixers, shower fittings, towel rails, robe hooks, flush plates and associated bathroom accessories should be cleaned regularly using clean water and then dried with a soft, lint-free cloth.

Do not use harsh chemicals, abrasive cleaners, scouring pads, or solvent-based products, as these may damage the finish and void manufacturer warranties. Regular gentle cleaning will assist in maintaining the appearance and longevity of the fittings.

For full operating instructions and advanced functionality, please refer to the manufacturer’s user manual.

3.4 Intercom System

Apartments and penthouses are fitted with the Comelit Group ViP System, featuring the 7” Venice VIP Monitor (Product Code: 6814W) in white.

The Venice monitor includes a 7-inch capacitive touch screen (1024 × 600 resolution) powered by a dual-core Cortex-A7 processor (up to 1.2GHz). The unit provides hands-free, full-duplex communication and is powered via SPOE. It allows residents to view visitors, communicate clearly, and release the building entry door directly from the screen.

The monitor is wall-mounted internally and features a slim, modern profile.



Key Features

- 7" colour capacitive touch screen (1024 × 600 resolution)
- Hands-free full-duplex audio communication
- Lock-release button for entry door control
- Adjustable colour level, contrast, and volume
- Customisable ringtone selection
- Privacy mode (silences incoming call tones)
- Self-activation to view the external entry camera
- Intercom calling between connected units (where configured)
- Video memory function for missed calls (if enabled)
- Compatible with H.264 video format

How to Operate

Answering a Call

When a visitor presses the external call button, the monitor will ring and display live video.

- Touch the screen to access the call interface.
- Press the audio icon to speak with the visitor.
- Press the lock-release icon to unlock the entry door during the call.
- Press the end-call icon to finish the conversation.

Adjusting Settings

- Volume, ringtone, brightness, and contrast can be adjusted through the on-screen menu.
- The time and date can be set within the user setup menu.

Privacy Mode

- When enabled, the unit will silence incoming call tones.

Self-Activation

- Allows residents to manually view the external entry camera without receiving a call.

Call Log & Video Memory

- Missed calls and recorded video messages (if enabled) can be accessed via the call list menu.

Important Precautions

- Do not strike, drop, or apply excessive pressure to the screen.
- Do not allow liquids to enter the unit.
- Do not use sharp objects on the touch screen.

Cleaning & Maintenance

The screen and casing should be cleaned using a soft, dry or slightly damp lint-free cloth.

Do not use abrasive cleaners, solvents, alcohol-based sprays, or harsh chemicals, as these may damage the screen or surface finish.

If cleaning the screen, the temporary screen lock function can be activated via the settings menu to prevent accidental operation.

3.5 Air Conditioning & Ventilation

Apartments are fitted with a Daikin Variable Refrigerant Volume (VRV) air conditioning system, providing efficient heating and cooling to living areas and bedrooms. Each apartment includes multiple concealed indoor fan coil units located within the ceiling bulkhead, connected to a central outdoor condensing unit located within the building.

Conditioned air is supplied into each room via linear ceiling-mounted grilles (typically located within bulkheads or above joinery), with return air drawn back through return air grilles within the apartment.

In addition to air conditioning, each apartment is provided with a mechanical fresh air ventilation system. Outside air is introduced into the apartment via in-line fans and ductwork, supplying fresh air into key areas such as living spaces and kitchens.

Key Features

- Ducted heating and cooling system serving multiple rooms

- Concealed ceiling-mounted indoor units for a clean architectural finish
- Individual room air distribution via supply and return grilles
- Fresh air ventilation system supplying outside air into the apartment
- Energy-efficient heat pump operation (cooling and heating modes)

How to Operate

Air Conditioning

Air conditioning is controlled via Daikin wall-mounted controllers within the apartment, allowing independent control of different areas (e.g. living areas and bedrooms).

- Use the controller to turn the system on/off
- Select the desired mode (cooling or heating)
- Adjust the temperature to suit comfort levels

Fresh Air Ventilation

The fresh air ventilation system operates via the building's mechanical system and does not require user operation. Fresh air is supplied automatically to internal areas of the apartment.



In select apartments, a dedicated fresh air ventilation switch is provided to allow residents to manually turn the fresh air supply on or off as required. Where provided, the switch is typically located near other wall-mounted controls.

The following apartments include this switch:

- Level 2: 1, 3 & 4
- Level 3: 1, 3, 4 & 5
- Level 4: 1, 2, 3 & 4
- Level 5: 2, 3 & 4
- Level 6: 2, 3 & 4
- Level 7: 2, 3 & 4
- Level 8: 2, 3 & 4
- Level 9: 2 & 3
- Level 10: 2 & 3
- Level 11: 2 & 3
- Level 12: 2 & 3
- Level 13: 2 & 3
- Level 14: 2
- Level 15: 2
- Level 16: 1

All other apartments have the fresh air ventilation system operating automatically via the building mechanical system and do not include a resident-operated switch.

Important Notes

- The system operates as a heat pump and cannot provide simultaneous heating and cooling in different rooms
- Keep doors and windows closed when the air conditioning is operating for best performance
- Do not block supply or return air grilles, as this may reduce system efficiency

Cleaning & Maintenance

- Air grilles should be kept clean and free of dust or obstructions
- Filters within the system require periodic cleaning or servicing by qualified personnel
- Do not attempt to access ceiling units or internal components
- Contact building management or a qualified technician for servicing or faults

3.6 Carpet Flooring

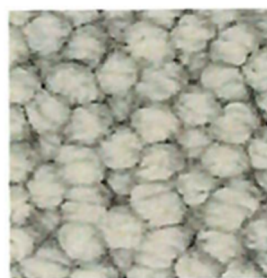
Carpet installed in selected bedrooms throughout the Ethos development is manufactured by Godfrey Hirst Carpets. The carpets are textured loop pile floor finishes, providing durability, comfort, and stain resistance suitable for residential use. All carpets are covered by a 5-year manufacturer warranty, subject to correct use and maintenance.

Colour Schemes:

- 510 Balliang – Light Scheme bedrooms
- 520 Buckley Falls – Dark Scheme bedrooms



510
Balliang



520
Buckley Falls

Care & Maintenance:

- Vacuum regularly using a cleaner suitable for loop pile carpets to remove dust and grit.
- Attend to spills immediately by blotting with a clean, dry cloth; cold water may be used if required.
- Professional steam cleaning every 12-18 months is recommended. Avoid aggressive chemicals or DIY shampoo methods.
- Use entrance mats and furniture protectors to reduce wear.

Safety & Notes:

- Carpets are not fully stain-proof; prompt care is required to maintain appearance.
- Avoid aggressive vacuum brushes that may distort the pile.
- Carpets comply with Australian residential flooring standards for fire and safety.
- Regular cleaning helps reduce dust and allergens, improving indoor air quality.

3.7 Timber Flooring

Engineered timber flooring has been installed throughout the apartments, providing a durable, elegant, and natural finish. The flooring is pre-finished European Oak (Oak Milano) with a Stone Grey colour tone and a 30° diagonal pattern, designed to combine aesthetic appeal with practical performance. The timber flooring is covered by an 8-year manufacturer warranty, subject to correct use and maintenance.

Care & Maintenance:

- Sweep or vacuum regularly to remove dust and grit; use a soft brush or vacuum suitable for hard floors.
- Wipe spills immediately with a dry or slightly damp cloth; avoid excess water.
- Use protective pads under furniture to prevent scratches and dents.
- Periodic cleaning with manufacturer-approved timber floor cleaners is recommended; avoid harsh chemicals, steam cleaners, or abrasive products.
- Maintain indoor humidity levels between 40–60% to minimise expansion or contraction of the timber.

Safety & Notes:

- Floors are designed to meet residential slip-resistance requirements (P3).
- Avoid dragging heavy furniture across the floor to prevent scratches.
- Regular maintenance helps preserve appearance, durability, and warranty coverage.

3.8 Tiling

Tiling has been installed throughout bathrooms and laundries at Ethos, providing durable, easy-to-clean, and aesthetically pleasing floor finishes suitable for residential living. The type and colour of tiles may vary between standard apartments and penthouses. Tiles are covered by a 7-year manufacturer's warranty, which guarantees they will be free from defects in both materials and workmanship under normal and proper use.

3.8.1 Bathroom Tiling

Bathrooms throughout the Ethos development feature the following floor finishes:

Apartments:

- Porcelain – Surface Gallery Shale White

Penthouse Bathrooms:

- Light Scheme: Natural stone – Artedomus Elba Stone, Dolomite, Honed
- Dark Scheme: Natural stone – Surface Gallery Indoor Neo Grey, Granite, Honed

Care & Maintenance:

- Clean with a soft cloth or mop using neutral, pH-balanced cleaners suitable for porcelain or stone tiles.
- Avoid harsh acids, abrasive cleaners, or bleach which may damage grout or surface finish.

- Wipe up spills promptly to prevent staining, especially on natural stone tiles.
- Regularly check grout joints for signs of wear or staining and clean with appropriate grout cleaners.

3.8.2 Laundry Tiling

Laundry floors feature:

Apartments and Penthouses: Porcelain – Surface Gallery Shale White

Care & Maintenance:

- Clean regularly with neutral, pH-balanced cleaners.
- Avoid abrasive cleaners that could scratch the tile surface.
- Wipe up spills promptly to maintain appearance and prevent slipping.

3.9 Stone Benchtops

Stone benchtops have been installed throughout kitchens, islands, fireplaces, and bathroom vanities at Ethos, providing a durable, elegant, and easy-to-maintain surface suitable for everyday residential use. The type and colour of stone may vary depending on the apartment, penthouse, and colour scheme. All stone surfaces are covered by a 7-year manufacturer's warranty, guaranteeing they are free from defects in both materials and workmanship under normal and proper use.

Light scheme includes:

- Artedomus Elba Stone, Dolomite, Honed
- Artedomus Laristo Granite, Granite, Honed

Dark scheme includes:

- Artedomus Impression Gris, Dolomite, Honed
- Artedomus Montenegro, Quartzite, Honed

Care & Maintenance

- Clean routinely with a soft cloth and clean water; for stubborn stains, use a mild detergent or neutral stone cleaner.
- Wipe up spills immediately to prevent staining, particularly coffee, wine, citrus, or other acidic liquids.
- Use cutting boards when preparing food to avoid scratching the surface.
- Use trivets, mats, or coasters under hot dishes, cookware, or glasses.
- Avoid harsh chemicals, strong acids, bleach, ammonia, or abrasive cleaners, as these can damage the surface or degrade the sealer.

- Stone surfaces tolerate brief exposure to heat, but prolonged contact with hot items should be avoided.

Safety & Notes

- Stone benchtops are tough and durable but not indestructible. Care should be taken to avoid chemical, thermal, or mechanical damage.
- Minor variations in colour, pattern, and finish are normal due to the natural characteristics of stone.
- Professional refinishing is recommended to remove etch marks or restore polished surfaces if required.

3.10 Joinery

Laminate joinery has been installed throughout kitchens and bathroom cabinetry at Ethos, providing a durable, attractive, and easy-to-clean surface. The colour and finish vary depending on the light or dark scheme. All joinery is covered by a 5-year manufacturer's warranty, subject to correct use and maintenance.

Light Scheme

- Polytec Ravine Natural Oak, Woodmatt laminate

Dark Scheme

- Polytec Prime Oak, Woodmatt laminate

Care & Maintenance

- Wipe surfaces regularly with a soft, damp cloth.
- For stubborn stains, use a mild detergent or non-abrasive cleaner.
- Avoid placing hot items directly on the laminate surface.
- Do not use harsh chemicals, bleach, or abrasive cleaners, which may damage the finish.
- Avoid cutting directly on the surface; use chopping boards or mats.

Safety & Notes

- Laminate joinery is durable but can be scratched, chipped, or discoloured if misused.
- Care should be taken to prevent damage from excessive moisture, heat, or impact.
- Minor variations in colour and pattern are normal and part of the natural look of the laminate.

3.11 Shower Screens

Toughened glass shower screens have been installed throughout the bathrooms at Ethos, providing a durable, safe, and elegant enclosure for showers. All glass panels are covered by a manufacturer's warranty, subject to correct use and maintenance.

- Viridian VLam Tough, 10 mm heat-soaked toughened glass
- Grade A safety glass

Care & Maintenance

- Clean regularly using a soft cloth or sponge with warm soapy water or a non-abrasive glass cleaner.
- Avoid harsh chemicals, acidic cleaners, or abrasive scrubbing pads which may damage the surface.
- Check fittings and seals periodically to ensure panels remain secure.

Safety & Notes

- Toughened glass is five times stronger than ordinary annealed glass and will break into small, blunt fragments if shattered.
- Do not strike or apply excessive force to the glass.
- Ensure children are supervised around glass panels to avoid accidents.

3.12 Windows & Sliding Doors

Apartments and penthouses are fitted with aluminium-framed glazed windows and sliding balcony doors designed to provide natural light, ventilation and weather protection. Balcony access is provided via aluminium-framed sliding glass doors. Doors should be opened and closed gently using the handle provided and should not be forced beyond their normal operating range. Bedrooms and living areas are fitted with aluminium-framed operable awning windows. Residents should avoid over-winding or forcing the mechanism to maintain proper function and prevent damage.

Cleaning & Maintenance

Glass should be cleaned using warm, soapy water and a soft, lint-free cloth, then rinsed and dried. Avoid abrasive cleaners, blades, scrapers or harsh chemicals that may damage the glass or aluminium frames.

Aluminium frames should be wiped down periodically with mild detergent and water.

Sliding door tracks should be kept free of dust and debris by vacuuming or brushing regularly. Do not pour water directly into door tracks, as this may affect drainage performance.

Broken Glass

Any broken or damaged glazing must be replaced by a qualified glazier using glass that complies with the relevant safety and performance standards.

3.13 Internal & External Painting

The painted finishes in your apartment have been applied to provide both durability and appearance. To help maintain the quality of the surfaces, please follow the guidelines below:

Cleaning & Maintenance

- To remove dust, use a soft wall duster or feather duster.
- Light marks can be cleaned with a soft cloth and mild detergent mixed with warm water, wiping gently in a circular motion.
- Painted surfaces may require refreshing after approximately 3 years, or sooner if heavy staining or wear occurs.
- Bathroom and laundry walls should be repainted promptly if scratched or damaged, as exposed base materials can deteriorate quickly.

Important Care Instructions

- Always test any cleaning method in a small, inconspicuous area first.
- Use grit-free cloths or sponges, rinsing them often to prevent scratching.
- Do not use bleach, citric cleaners, or harsh chemicals, as they may damage sealants and paint finishes.
- Avoid abrasive pads, steel wool, or scouring powders that can permanently harm the painted surfaces.
- Remove excess cleaning liquid immediately to prevent streaking or staining.
- Cleaning should be carried out in moderate temperatures, ideally in shaded areas for external surfaces.
- Do not use paint removers, strong solvents, or aggressive alkaline/acid-based products.

4.0 Communal Facilities

The development includes shared communal facilities available for the use and enjoyment of residents, subject to building management rules and booking requirements where applicable.

Residents must ensure all communal areas are used respectfully and left in a clean and orderly condition after use.

4.1 Sky Lounge – Level 9

The Sky Lounge, located on Level 9, is a communal recreational space designed for residents' relaxation and small gatherings.

The Sky Lounge includes:

- Internal lounge seating areas
- Electric fireplace feature
- Kitchenette / kitchen preparation area
- Bathroom amenities
- Direct access to a balcony (approx. 52m²)

The outdoor balcony area provides elevated views and additional seating space. Residents should ensure doors to the balcony are securely closed after use.

The electric fireplace is decorative and intended for ambience. It should not be tampered with or obstructed.

The kitchen area is provided for light food preparation and serving only. Residents are responsible for cleaning all appliances, benchtops and surfaces after use and removing all rubbish.

Bathroom facilities must be used in a respectful manner and left in a clean condition for other residents.

Use & Care

- The Sky Lounge may be subject to booking requirements via building management.
- Furniture must not be removed from the area.
- No alterations or decorations are permitted without approval.
- All rubbish must be removed after use.
- Residents are responsible for any damage caused by misuse.

4.2 Wellness Center – Level 2

The Wellness Centre, located on Level 2, is a dedicated communal space designed to support residents' health and wellbeing.

The Wellness Centre comprises an open-plan internal area of approximately 246m², providing flexible space for exercise and wellness activities, together with bathroom amenities for resident convenience.

The open layout allows for a range of fitness or group activities, subject to building management rules and any applicable booking requirements.

Bathroom facilities are provided within the Wellness Centre and must be used respectfully and left in a clean and hygienic condition for other residents.

Use & Care

- The Wellness Centre is for residents' use only and may be subject to building management guidelines.
- Residents must wipe down any equipment and surfaces after use.
- No personal equipment is to be permanently stored in the facility without approval.
- All rubbish must be removed after use.
- Residents are responsible for any damage caused by misuse.

4.3 Mail Room – Ground Floor

The Mail Room, located on the Ground Floor, provides secure mail facilities for residents.

Individual mailboxes are allocated to each apartment and penthouse and are accessible via the key. Residents are responsible for safeguarding mailbox keys and arranging replacement of lost keys through building management.

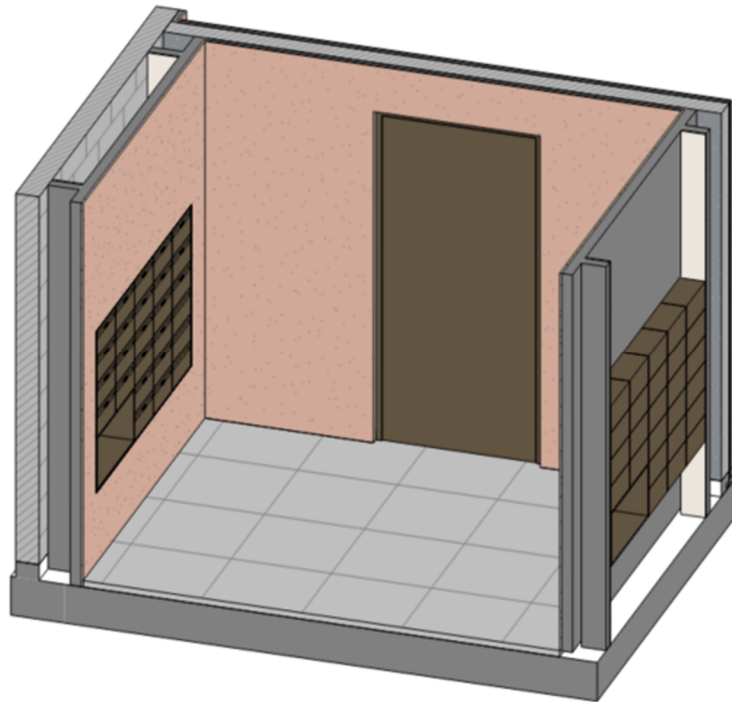
In addition to mailboxes, the mail room includes designated open shelving for parcel deliveries. Larger packages may be placed on these shelves where mailbox capacity is exceeded.

Residents should collect mail regularly to avoid overflow and ensure continued delivery access.

Use & Care

- Mailboxes are for personal correspondence and small parcels only
- Larger parcels may be placed on designated parcel shelves within the mail room
- Parcels should be collected promptly to avoid congestion or misplacement
- The mail room must not be used for storage of personal items

- Residents must not interfere with other mailboxes or deliveries
- Junk mail and unwanted materials should be disposed of responsibly
- The building is not responsible for lost, stolen, or damaged parcels
- Any damage, vandalism, or malfunction should be reported to building management



4.4 Carpark & Storage

The building includes five split-level basement levels providing secure parking, storage, and associated facilities for residents.

Each apartment and penthouse is allocated a designated car parking space and storage cage. All spaces are clearly numbered for identification. Accessible parking spaces are also provided within the basement levels.

Visitor parking is available on selected basement levels and should be used in accordance with building management requirements.

Passenger lifts provide convenient access between basement levels and residential floors.

4.4.1 Carpark Access & Use

The basement carpark is accessed via the main entry from Crispe Lane, Chatswood and is restricted to authorised residents and approved visitors.

- Parking spaces are allocated and clearly numbered

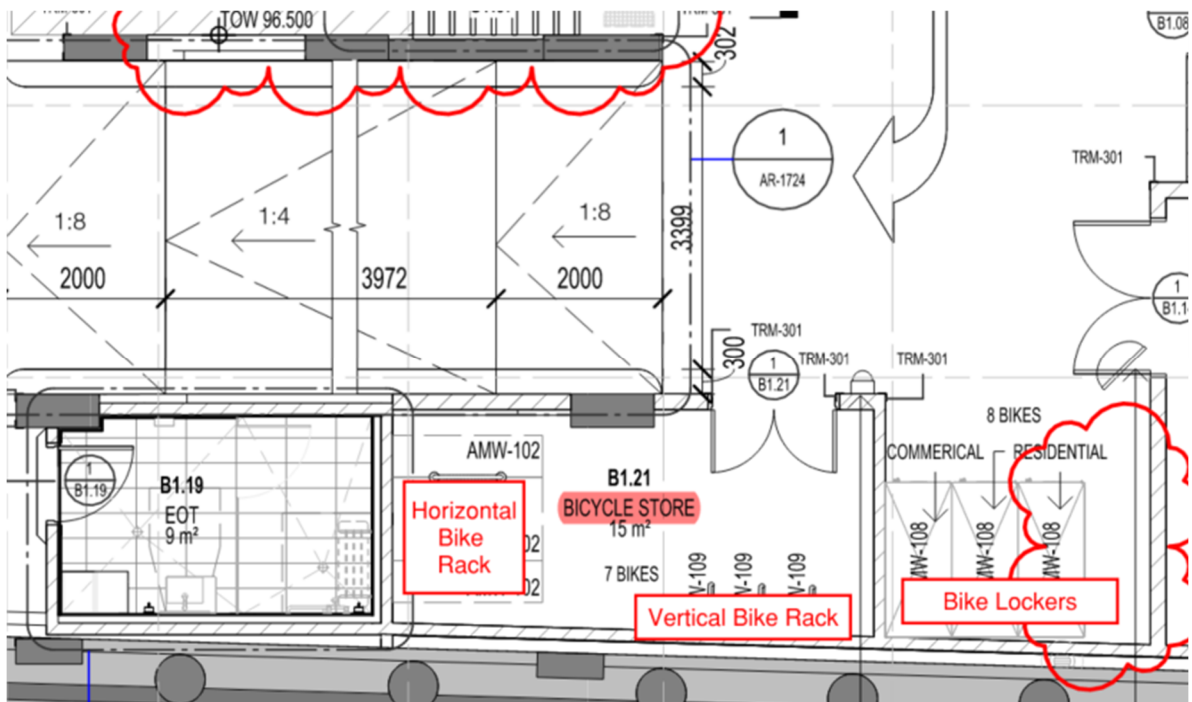
- Accessible parking spaces are provided for eligible users
- Visitor parking is available on selected levels only
- Speed limits and directional signage must be followed at all times

4.4.2 Storage Cages

Each apartment includes an allocated storage cage located within the basement levels.

- Storage cages are for personal household items only
- Items must be stored within the allocated cage and not extend into common areas
- Hazardous, flammable, or illegal materials must not be stored
- Residents are responsible for securing their storage cage

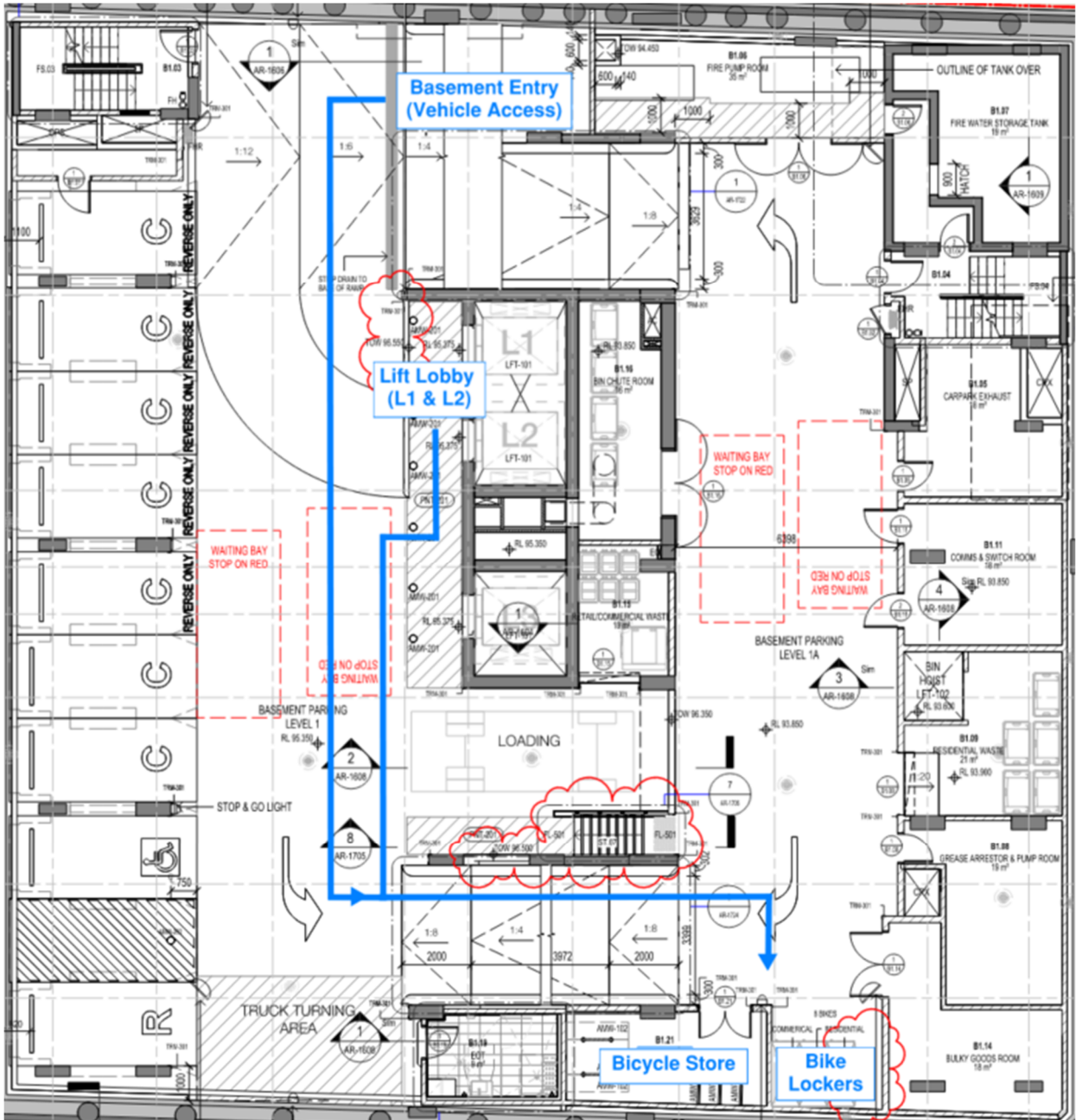
4.4.3 Bicycle Storage



A dedicated bicycle storage room is located on Basement Level 1 and includes both horizontal and vertical bike racks.

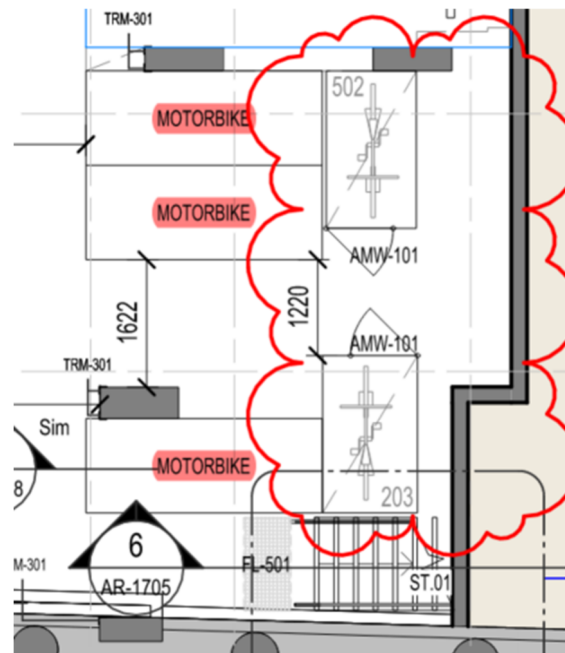
Additional secure bike lockers are provided adjacent to the bicycle room.

- Bicycles must be stored in designated racks or lockers only
- Bicycles must not be stored in car spaces, corridors, or common areas
- Residents are responsible for securing their bicycles



Refer to the basement plan above for the location of the bicycle room storage in relation to the lifts and building entry.

4.4.4 Motorcycle Parking



Designated motorcycle parking spaces are provided on Basement Level 5.

- Motorcycles must be parked within allocated areas only
- These spaces are not to be used for general vehicle parking

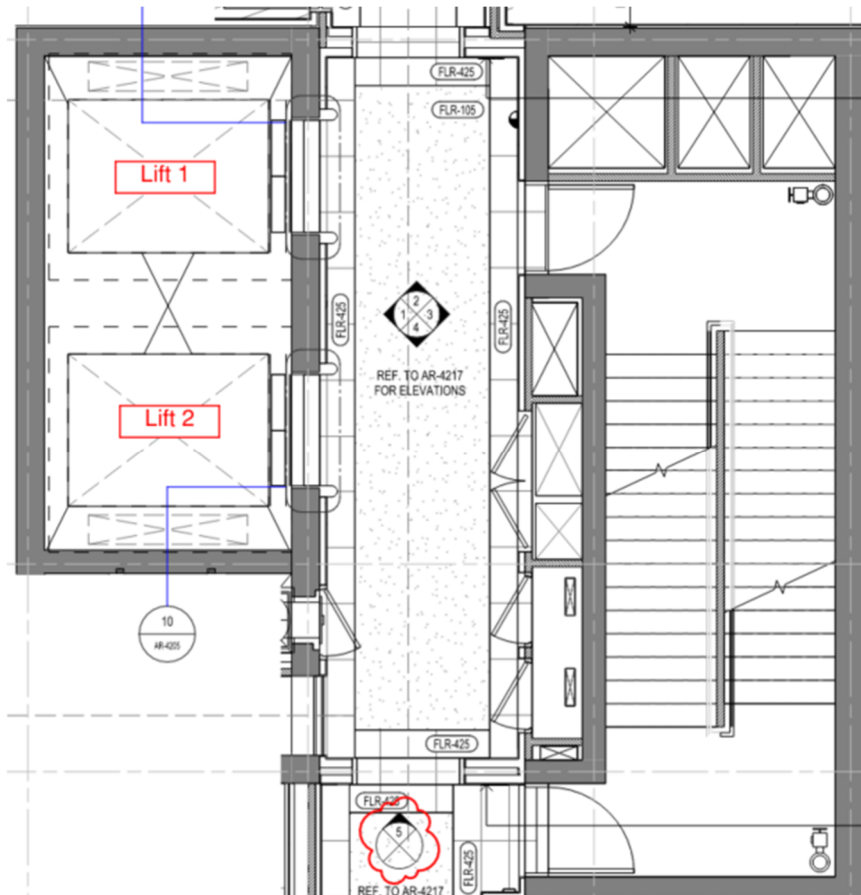
4.4.5 Use & Care

- Common areas must be kept clear at all times and not used for storage
- Parking spaces and storage cages must only be used by the allocated resident
- Visitor parking must not be used for long-term parking
- All signage and safety requirements within the basement must be followed
- Any damage, malfunction, or safety concern should be reported to building management

4.5 Lifts

The building is serviced by passenger lifts providing access between basement levels and all residential floors.

Lifts are located within the main lift lobbies and basement levels for convenient access throughout the building. Residents primarily access the building via Lift 1 and Lift 2, as shown on the floor plan below.



Operation & Access

Lift access is controlled via a security fob system.

- Residents can access their allocated apartment level and designated communal areas only
- Communal access levels include Ground Floor, Level 2, Level 9, and all basement levels
- A security fob is required to select and access these levels within the lift
- Unauthorised levels will be restricted

Important Notes

- Lifts must not be used in the event of a fire emergency
- In an emergency, use the designated fire stairs
- Do not overload lifts beyond their capacity
- Ensure doors are not obstructed while opening or closing
- Any faults or issues should be reported to building management

5.0 Rubbish Disposal

The building is provided with a centralised waste management system to allow convenient disposal of general waste and recycling.

Residents are responsible for correctly separating waste and disposing of it in accordance with the guidelines below.

5.1 Waste Chute System

A waste chute is located on each residential level, positioned opposite the lift core (at the rear of the lift).

The chute system allows residents to dispose of:

- General waste
- Commingled recycling

Each chute door includes selection buttons for General Waste or Recycling. Residents must select the appropriate option before depositing items.

General Waste

- Must be securely bagged before disposal.
- Bags must not exceed approximately 3kg in weight.
- Oversized items must not be placed in the chute.

Recycling

- Must be placed loose (not bagged).
- Includes paper, cardboard (flattened), glass bottles, aluminium cans, steel cans and rigid plastic containers.
- Large cardboard boxes must be flattened and not forced into the chute.

If the system is temporarily processing another waste stream, residents may experience a short delay before disposal is available.

Prohibited Items

The following items must not be placed in the waste chute:

- Liquid waste (paint, chemicals, oils)
- Batteries
- Light bulbs and fluorescent tubes
- Electronic waste (e-waste)
- Gas bottles or hazardous materials
- Large or bulky items

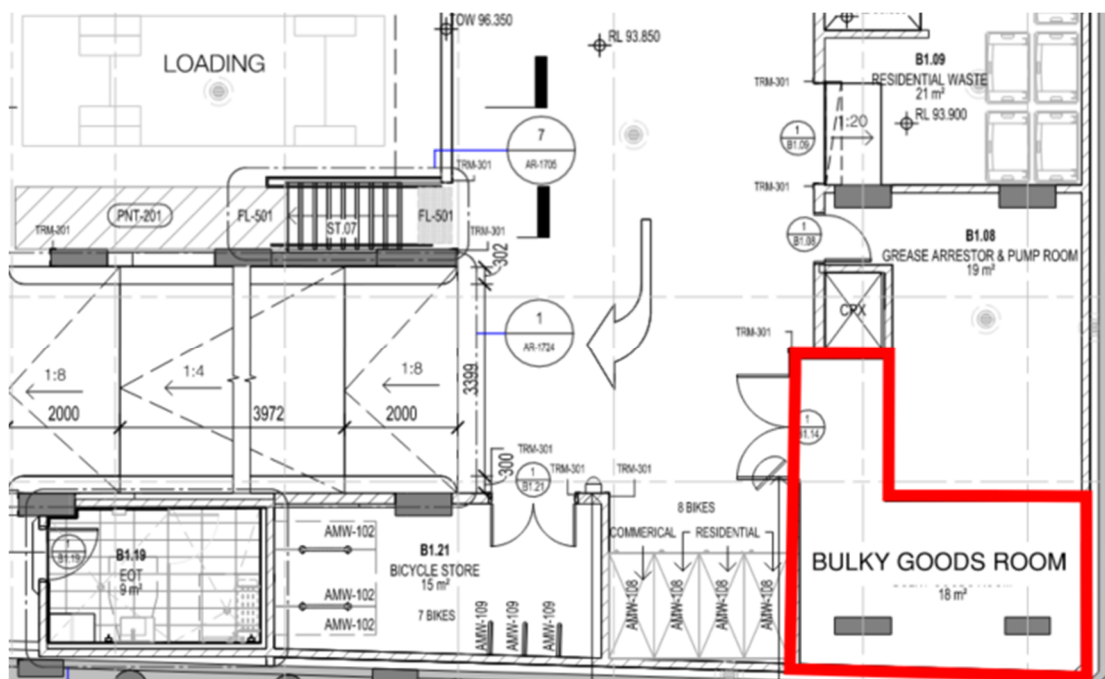
Residents should contact building management for guidance on disposal of these items.

5.2 Bulky Goods

A dedicated Bulky Goods Room is located in Basement Level 1A.

Bulky items such as furniture, mattresses, and whitegoods must not be placed in the chute.

Residents must liaise with building management before leaving bulky items in the Bulky Goods Room. Collection dates are coordinated with Council by building management.



5.3 Residential Waste Collection Room

The main Residential Waste Collection Room is located on the Ground Floor (Crispe Lane).

Waste and recycling bins are transferred to this location for Council collection in accordance with the scheduled collection days. Residents are not required to access this room unless directed by building management.

6.0 Fire Safety Equipment / Procedures

The building is fitted with a range of fire safety systems and equipment designed to protect occupants in the event of an emergency. Residents should familiarise themselves with the general fire safety procedures and evacuation requirements.

Fire Detection & Alarm System

The building is equipped with smoke detectors and a fire alarm system that will activate in the event of smoke or fire detection.

- When activated, the alarm will sound throughout the building
- Residents must treat all alarms as a real emergency
- Follow all instructions provided via alarms or emergency personnel

Fire Safety Equipment

Fire safety equipment is installed throughout the building, including common areas and basement levels.

- Fire extinguishers and fire hose reels are provided in designated locations
- Fire doors are installed to prevent the spread of smoke and fire
- Exit signage and emergency lighting are installed to assist with safe evacuation

Emergency Exits & Evacuation

Emergency exit paths and fire-isolated stairways are provided throughout the building to allow safe evacuation.

- Fire stairs are located on each level of the building, including basement levels
- Residents must use fire stairs when evacuating
- Lifts must not be used during a fire emergency
- Follow illuminated exit signage to the nearest safe exit

What To Do in an Emergency

In the event of a fire or emergency:

- Alert other occupants if safe to do so
- Evacuate the building immediately via the nearest exit
- Do not use lifts

- Proceed to a safe location away from the building
- Call emergency services on 000
- Follow instructions from emergency services personnel at all times

Important Notes

- Fire safety equipment must not be tampered with or obstructed
- Fire doors must not be propped open
- Emergency exits and pathways must be kept clear at all times
- Any faults, damage, or concerns regarding fire safety systems should be reported to building management

7.0 Defects

The 24-month defects liability period commences on the date of practical completion. For your records, please note your settlement date here:

Growthbuilt remains responsible for rectifying any building defects for 24 months following practical completion. Timely notification of any suspected defective building work is essential to minimise potential further damage and allow rectification to occur promptly. Most dwelling defects are identified during the pre-settlement inspection and are generally addressed before settlement.

Procedure

If you notice a defect in your apartment, Growthbuilt will arrange an inspection and schedule rectification work to minimise inconvenience. Defects acknowledged by Growthbuilt will be rectified as required. Rectification work is only undertaken between 9:00am and 5:00pm, Monday to Friday.

Please Note

Growthbuilt Pty Ltd and its contractors, will not take possession and responsibility of any keys from residents at any point during the defects liability period. The resident must always be present if defect work is to be completed, at the safety of all personnel.

Defective work may only be undertaken by Growthbuilt Pty Ltd and its contractors. Works performed by others will no longer be the responsibility of Growthbuilt.

GROWTHBUILT 

CentralElement