



Your Home

127 Flowerdale Road, Liverpool

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Welcome to 127 Flowerdale Road, Liverpool

127 Flowerdale Road, Liverpool is a new multi-storey security building with 39 units in total. There is a mix of one and two bedroom units.

The building has a 7-star rating under the Nationwide House Energy Rating Scheme (NatHERS). It uses a range of energy efficient measures to provide a more sustainable building and helps you to reduce household running costs.

Energy efficient features include; double glazed glass, high performance insulation in the floors, walls and ceilings, and ceiling fans. The building also has solar panels on the roof which run common area lighting and lifts only.

We hope you enjoy living at 127 Flowerdale Road, and being a customer of SGCH.



Living area and sliding doors to balcony.

Liverpool – Getting around

Your new home is well located to public transport.

- 📍 Bus services are located a short walk from the building on Hoxton Park Road.
- 📍 The Brickmakers T-Way is a 350 m walk from your home.
- 📍 Buses run every 10 minutes to Liverpool Station.



127 Flowerdale Road and key transport options.

The building – what you need to know

Access

Flowerdale Road is a secure building. The main entrance to the building is on Smith Crescent. The building can also be entered via the common area carpark with a fob pass. Residents can also enter directly from Flowerdale Road via secure gates. (pedestrian access only) Car access to the car park is from Smith Crescent.

You will be provided with two different types of keys;

- **Restricted key** - The restricted key is for your unit, ground floor entrance lobby, gates, fire stair access and the garbage room. These keys cannot be copied and spare keys will need to be approved and cut by SGCH at your cost.
- **Security fob pass** - The fob pass is for access to the ground floor entrance lobby, gates, fire stair access and lifts. If lost, you can purchase these from SGCH.

Video intercom

Visitors to the building will need to use the video intercom. This is located at entrance to the building.

Your visitors will need to press your unit number and then the bell symbol to call your unit. When you hear your door buzzer, you can check on the video display the location of your guest and let them in. Your guests will only be able to access your floor.



Video intercom panel in your unit

Car parking

There are car parking spaces available in the building for some residents. Not all units have allocated spaces. If you have parking, it will be on your lease. Each car space has a lockable bollard installed for your use. You will need to provide your own padlock.

Please note: There is no visitor parking available. Visitors will need to find parking in surrounding streets.

Common areas

The internal and external common areas are maintained by SGCH. This includes regular cleaning and routine repairs. If you notice any areas that need repairs or cleaning, please contact the SGCH Repairs and Maintenance Team by calling **9585 1499** and pressing option **3**.

For general safety and fire evacuation purposes, it is important that hallways and stairs are kept clear. No personal items are to be left in the common area walkways and fire stairs. If you see anything blocking these areas, please report it to your Tenancy Manager as soon as possible.



Rooftop common area and BBQ

Garbage room

The garbage room is located on the ground floor near the lobby. Garbage bins will be taken in and out weekly by our contractor for collection. Please help by recycling correctly and placing rubbish in bags.

Fire safety

There are important safety features in the building. Each hallway has a fire extinguisher. Fire stairs can be accessed on each level and the entry to the fire stairs is indicated by a green 'running man' sign as pictured.



The front doors to each apartment are fire rated. This means that in the event of a fire, these doors offer protection to yourself and your unit. It is important that they are not propped open and security screen doors are not permitted to be installed.

Each unit is fitted with sprinklers and hard wired smoke and fire detectors. Sprinklers will be activated when there is a fire, and will only impact the unit where fire is located.

If sprinklers are activated in any area of the building the fire alarm will sound and tenants will hear instructions to evacuate. The fire brigade will also attend.

The sprinklers, along with other installed fire safety measures will be regularly serviced by our fire safety contractors. If we need access, we will notify you.

Security

The property has 24-hour CCTV. Cameras are located in the common area corridors and carpark and around the outside of the building.

Hot water services

Hot water is supplied to each unit by instantaneous gas heating. The gas heater is located on each balcony space. Each household pays for their gas usage, as each gas supply is metered separately.

Individual meters are located in the common area. Only SGCH and service providers can access these meter cupboards.



Gas hot water unit.

Your unit - getting familiar

Kitchen

Kitchens have gas cook tops, electric fan forced ovens and an overhead rangehood. Instructions on how to use these appliances are supplied in each unit. There is a space for a dishwasher. If you would like to install one at your cost, please contact us for an alterations request form.



Kitchen and living area

Laundry

Each unit has an internal laundry located in either the hall or the bathroom area. The wall above the washing machine area has space for a dryer. If you wish to install a dryer at your cost, please contact us for an alterations request form.

The laundry light is connected to a fan. You will notice that when you turn the light off, the fan keeps running for a short time. This is to prevent damp and mould.

Balcony

Each unit has a balcony.



Living area and sliding doors to balcony.

Gas

There is an indoor natural gas point in the lounge room area. If you wish to connect a natural gas heater, contact your service provider for supply and installation costs.

Electrical

The light fittings in each unit are LED. If you need a globe replaced during your tenancy, please call the SGCH Repairs and Maintenance Team by calling **9585 1499** and pressing option **3**.

Don't attempt to do this yourself.

The switchboard is either located in the kitchen cupboard, hall way cupboard, or in the storage cupboard.

The electricity meters are located in the common area hallway on your level. Only SGCH and our service providers can access the meters.

All units have ceiling fans in the living area and bedrooms. Fans are operated by a switch on the wall.

NBN

The building is NBN ready. NBN boxes are located in either the bedroom wardrobes or the storage cupboards. There are data-points in the bedrooms and living areas. To connect please contact your service provider.

Phone

There are two landline points in each unit, in the bedroom and in the living area. To connect please contact your service provider.

Windows

Units have fly screens on all windows and screen doors to the balcony. Windows are fitted with solid blinds and child safety clips to make sure the chain does not come away from the window frame.



Windows with blinds.

Insurance

You can arrange contents insurance, if you wish to cover your personal household contents.

Repairs and maintenance

Need to report a repair? If there is something that needs to be fixed in your unit, please contact the **SGCH Repairs and Maintenance Team** during business hours (Monday to Friday 9am to 5pm) by calling **9585 1499** and press option **3**. If your call is of an urgent nature and is outside of business hours, press option **1**.



More information

If you have any questions you can call your **Tenancy Manager** or our **Reception team** on **9585 1499**.

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