



Affordable Housing Booklet
28 City Road, Chippendale

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The City Road Affordable Housing studios stand on the Land of the Gadigal people of the Eora Nation.

We acknowledge them as the original custodians.

We also acknowledge the support and guidance of the Metropolitan Aboriginal Land Council.

Welcome to 28 City Road, Chippendale

28 City Road, Chippendale is a new modern security building. It is four storeys high, with 20 new self contained studio apartments.

The building has a 6-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; high performance glass, shading elements to windows, high performance insulation in the floors, walls and ceilings, and ceiling fans. The building also has solar panels on the roof which run all common area lighting and lifts.

We hope you enjoy living at 28 City Road, Chippendale and being a customer of SGCH.



Self contained studio apartment

Chippendale – Getting around

Your new home is well located to public transport.

- 📍 Bus services are located a short walk from the building on City Road.
- 📍 Buses run every 10 minutes to the City and Parramatta.
- 📍 It is 10-15 minutes to both Central and Redfern Stations by bus.



28 City Road, Chippendale and key transport options.

The building – what you need to know

Access

28 City Road is a secure building. The entrance is accessed through a secured glass door, which can be opened using your security pass (fob). There is also an intercom to allow for visitor access.

You will be provided two different types of keys;

- **Restricted key** - You will receive two of these keys at the beginning of your tenancy. The restricted key is for your unit, the laundry, the bike storage room and garbage room.
- **Security pass (fob)** - You will receive two of these at the beginning of your tenancy. The security pass is for access to the ground floor entrance lobby, the lift, rooftop terrace and garbage room.

The key and fob can't be copied. If you need a replacement, please let us know and we can arrange a new key or fob for you at your cost.

Video intercom

Visitors to the building will need to use the video intercom. This is located at the 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 who your guest is, and let them in. Your guests will only be able to access your floor.



Car parking

There are no car parking spaces available in the building. A bike storage room has been provided for your use, and is located in the lobby near the lifts.

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 **1800 573 370** and pressing option **1**.

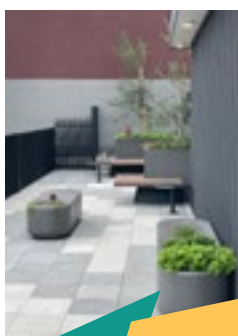
For general safety and fire evacuation purposes, it is important that hallways and stairs are kept clear. No personal items are to be left in the common area walkways and fire stairs. If you see anything blocking these areas, please report it to SGCH as soon as possible.

Rooftop Terrace area

There is a shared BBQ facility provided, which is free to use. Access hours are from 7am to 10pm, 7 days a week. It is appreciated if customers leave the area clean and tidy after each use and also be considerate of your neighbours with noise levels. Please take your rubbish with you.



Rooftop Terrace area



Garbage room

The garbage room is located in the ground floor lobby near the lifts. Our contractor is responsible to take the bins to the street and return them to the garbage room.

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 Studio 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 you do not prop your door open and security screens are not permitted to be installed.



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

Smoking is **not** permitted anywhere inside the building. There is a smoking area on the rooftop terrace. Please dispose of your rubbish in the bin provided. **There is no smoking allowed at the building entrance.**

Security

The property has 24-hour CCTV. Cameras are located in the common area corridors, rooftop terrace, Laundry room, lifts and garbage room.

Your unit - getting familiar

Kitchenette

Kitchenettes include a fridge, cook top, built in microwave oven and an overhead rangehood. Instructions on how to use these appliances can be found [here](#).



Desk Area

The Studio includes a built in desk area, with USB charging points.



Ensuite

Each unit includes a full ensuite with shower. There is an exhaust fan installed, we recommend that you run this fan after using the shower to prevent damp and mould.



Laundry room facilities

The self service laundry room is located on the lower ground floor. There are four washing machines and four clothes dryers for use.

These will be accessed via a simple cashless TAP and GO system. All you will do is swipe your card to pay.



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 **1800 573 370** and pressing option 1. Don't attempt to do this yourself.

The switchboard is either located in the storage cupboard near the front door of your unit. The electricity meters are located in the common area hallways. Only SGCH and our service providers can access these.

All studios have ceiling fans. Fans are operated by a controller on the wall.

NBN

The building is NBN ready. The NBN boxes are located in the storage cupboard near the front door of your unit. To connect please contact your service provider. If NBN has not been connected to your home before and there is a connection charge, please let us know.

Windows

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

Insurance

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



Repairs and Maintenance

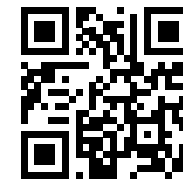
Need to report a repair? If there is something that needs to be fixed in your studio, please contact the SGCH Repairs and Maintenance Team during business hours (Monday to Friday 9am to 5pm) by calling **1800 573 370** and pressing option **1**. If your call is urgent and outside of business hours, call **1800 573 370** and press option **1** for our after hours service.

A factsheet regarding Repairs and Maintenance can be found [here](#).



More information

If you have any questions or feedback, you can call your **Tenancy Manager** or our **Reception Team** on **1800 573 370**.



Scan the above QR code to access the SGCH web site

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sgch.com.au