



Foyer Central Booklet 2021

26 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 Foyer Central, Chippendale

Foyer Central at 26 City Road, is a new modern security building. It is four storeys high, with 53 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.

SGCH manages the asset side of Foyer Central and your tenancy. Uniting - our Foyer Central partner, will manage the Foyer Central community and the way it runs.

We hope you enjoy living at Foyer Central and being a customer of SGCH.



The above art installation in the entrance lobby of Foyer Central, is inspired by Uncle Charles (Chicka) Madden. It is called 'Wirriga' (male goanna) and is a totem of the Gadigal people of the Eora. The building is sited on their traditional land.

The building – what you need to know

Your Tenancy Manager will discuss the tenancy process through a set of Student Info sheets. These Info sheets can be found [here](#).

Access

Foyer Central at 26 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 a video intercom to allow for safe visitor access.

You will be provided two different types of keys;

- **Restricted key** - You will receive one of these keys at the beginning of your tenancy. The restricted key is for your studio, the laundry, the bike storage room and the garbage room. Staff can help, if you lock your keys inside. However, replacement keys from the secure locksmith will cost you \$50 per key.
- **Security pass (fob)** - You will receive one of these at the beginning of your tenancy. The security fob is for access to the ground floor entrance door, the courtyard, lift, and garbage room. If lost, you can purchase replacements from SGCH. The cost of replacing a lost fob from SGCH is \$25.

The Foyer Central Manager holds a key that can access all doors only in the event of an emergency.

SGCH has a 3 day per week Tenancy Manager (TM) working in the Foyer Central team. They will work with you to sign leases and help you to manage your tenancy. The TM will also help you to learn about NSW rental tenancy rights and responsibilities.

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 studio number and then the bell symbol to call your studio. When you hear your door buzzer, you can check on the video display who your visitor is, and let them in. Your visitors will need to be met by you in the lobby or be let in by the Uniting staff.



Video intercom panel at the entrance to building



Video intercom panel in your studio

Common areas

The internal and external common areas are maintained by SGCH and Uniting. 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 the onsite staff as soon as possible.

Courtyard area

There is a shared BBQ provided in the courtyard, which is free to use. The courtyard area access times are as agreed by the Foyer Community. It is appreciated if students could 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.

Smokers are allowed brief cigarette breaks in the designated area in the courtyard at anytime. **There is no smoking allowed at the building entrance.**



Car parking

There are no car parking spaces available in the building. A bike storage room has been provided for your use on the lower ground floor.

Garbage room

The garbage room is located on the lower ground floor. Our contractor is responsible to take the bins to the street and return them to the garbage room. Please help by recycling correctly into the yellow topped bins and placing other rubbish in bags into the red topped bins.

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 studio. It is important that they are not propped open and security screens are not permitted to be installed.

Each studio is fitted with sprinklers and hard wired smoke and fire detectors. Sprinklers will be activated when there is a fire, and only impact the studio where the fire is located. If sprinklers are activated in any area of the building the fire alarm will sound and students 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 and CCTV

Foyer Central has a 24-hour CCTV system located in the common area corridors, courtyard, laundry room, lifts and garbage room.

These cameras are viewed and monitored by both SGCH and Uniting staff.

Uniting staff can also formally request a copy of CCTV footage from SGCH, if there is an incident that is being reviewed.

Your studio - getting familiar

User guides for studio appliances are found [here](#).

Kitchenette

Kitchenettes include a fridge, cook top, built in microwave oven and an overhead rangehood.



Desk Area

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



Ensuite

Each studio includes a full ensuite with shower. There is an exhaust fan installed, we recommend that you run this fan for a few minutes 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 6 washing machines and 6 clothes dryers for use. These machines are free to use for Foyer Central Students.

Instructions for use will be located near the machines.



Electrical

The light fittings in each studio 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 storage cupboard near the front door of your studio. The electricity meters are located in the common area hallways. Only SGCH and our service providers can access these.

Mail

Your mailing address is:
Your studio number/26 City Road
Chippendale NSW 2008

NBN

The building is NBN ready. The NBN boxes are located in the storage cupboard near the front door of your studio. 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.

Free Wi-Fi

Every student will be allocated a personal Wi-Fi access code by your Tenancy Manager.

This will allow connection of up to three (3) devices at any one time. There is a data cap for each account to ensure that there is enough Wi-Fi capacity for all users.

The internet must not be used for:

- Displaying pornographic, obscene, offensive or other material considered to be bad taste
- Displaying material or any act that may incite hatred or violence
- Any illegal act or related material

As this is a free Wi-Fi service system, any outages will be addressed as soon as is possible within Monday-Friday working hours.

Windows

Studio's 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.

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.



26 City Road, Chippendale and key transport options.

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 4pm) by calling **9585 1499** and pressing option **3**. If your call is of an urgent nature and outside of business hours, press option **1**.

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

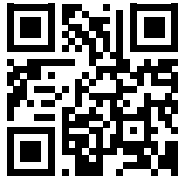
You will be charged for any damage to Foyer Central property by you or your visitors. This does not apply to 'fair wear and tear'. Your Tenancy Manager will discuss this with you.



Suggestions, Feedback and Complaints

If you have any suggestions or feedback, you can call your **SGCH Tenancy Manager** on 0431 155 685 or email them at foyer@sgch.com.au

If you would like to make a complaint please refer to the SGCH Appeals and Complaints fact sheet found [here](#).



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the SGCH web site*

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