



# Your Home

148 Great Western Highway, Westmead



# Contents

Welcome .....	3
Getting around .....	4
The building .....	5 - 10
Repairs and maintenance .....	11
More information .....	11



## Welcome to 148 Great Western Highway, Westmead

148 Great Western Highway is a new modern security building. It's six storeys high with 67 units that are a mix of one and two bedrooms. The ground floor includes retail space.

The building has a 6-star rating under the Nationwide House Energy Rating Scheme (NatHERS). It has a range of energy efficient measures that help 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 features solar panels on the roof which run all common area lighting.

We hope you enjoy living at 148 Great Western Highway, Westmead and being a customer of SGCH.



*Living area and sliding doors to balcony.*

## Westmead – getting around

148 Great Western Highway, Westmead is well located to public transport.

- 📍 T-way bus services are located out the front of the building.
- 📍 Buses run every 10 minutes to Parramatta.
- 📍 It is 5 minutes to Parramatta by bus.
- 📍 It is 30 minutes by train to Central from Parramatta.



148 Great Western Highway, Westmead and key transport options.

## The building – what you need to know

### Access

148 Great Western Highway is a secure building. There are two access points with separate stairs and lifts – one on the Great Western Highway side of the building and the other on the Broxbourne Street side.

You will be provided with two different types of keys;

- **Restricted key** - You will receive three of these keys at the beginning of your tenancy. The restricted key is for your unit 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** - You will receive three of these at the beginning of your tenancy. The fob pass is for access to the ground floor entrance lobby. If lost, you can purchase these from SGCH.

### Video intercom

Visitors to the building will need to use the video intercom. Your visitors can let you know they are there by pressing your unit number and then the bell symbol to call your unit. When you hear your door buzzer, you can check on the video the location of your guest and let them in.

Once inside, visitors will again need to call the unit from the lift to gain access to the unit.



*Video intercom panel.*



## Car parking

There are 34 car parking spaces available in the building for some residents. The car park is accessed by a security gate using your fob key and is located in the basement. There is no visitor parking available. Visitors will need to find parking in adjacent streets.

Not all units have car parking allocated. If you have parking, it will be on your lease.

There is a car wash bay available for your use. This is located towards the bottom of the basement ramp.

There are car spaces allocated for the retail outlets in the building. Residents are not permitted to park in these spaces.

## Common areas

The internal and external common areas are maintained by SGCH. This includes regular fortnightly 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. We ask that no personal items are stored in the common area walk ways and fire stairs.



*Artist impression of outside common area.*

## Garbage area

The garbage room is located in the common area on the ground floor at the rear of the building. 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. The emergency evacuation plan is also displayed here and it's important to familiarise yourself with this plan.

The front doors to each apartment are fire rated. It is important that they are not propped open and security screens are not permitted on front doors.



*Fire stairs on each level.*

Each unit is fitted with a hard wired smoke detector that detects smoke as well as a fire detector that detects fire. 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, carpark and around the outside of the building at the shopfronts.

## 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 use, as each gas supply is metered separately.

Individual meters are located in the common area and the meter readers can access these without you being home.

Only SGCH and service providers can access these meter cupboards.



*Gas hot water unit.*

## Your unit - getting familiar

### Kitchen

Kitchens have gas cook tops and electric fan forced ovens and an overhead range. 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, please contact us for an alterations request form.



*Kitchen area extending to living area.*



## Laundry

Each unit has an internal laundry located in 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, 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. There is a retractable clothesline on the balcony for hanging clothes.



*Balcony area.*

## Gas

Your unit has an indoor gas point in the lounge room area to connect a natural gas heater.

## 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 switch board is located in the kitchen cupboard. The electricity meters are located in the hallway. Only SGCH and the service providers can access these.

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

## NBN

The building is NBN ready. NBN boxes are located in the storage cupboards. There are datapoints 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**.

### Connect with us



Facebook: /sgchgroup

Twitter, Instagram & LinkedIn: @sgch\_ltd

[sgch.com.au](http://sgch.com.au)



[sgch.com.au](http://sgch.com.au)