



evolve* Residents' Guide

Welcome

evolve* is a luxury residential building within the Jacksons Landing precinct. Built in 2008 it has become an integral part of a vibrant community. We encourage all evolve* residents to embrace multi-apartment living by contributing to and abiding by the guidelines and By-laws and by showing consideration to our neighbours so that we can all enjoy the benefits of communal harbourside living.

How evolve* is managed

The Owners' Corporation is the body made up of all the owners in the strata scheme. It has responsibility for:

- maintaining and repairing the common property of the strata scheme
- managing the finances of the strata scheme
- taking out insurance for the strata scheme
- keeping records and accounts for the strata scheme
- administering the by-laws for the strata scheme

The Strata Committee of the Owners' Corporation represents owners or owners' nominees. It is responsible for the day-to-day running of the strata scheme and is elected at each annual general meeting (AGM). evolve* currently has nine Strata Committee members.

The Strata Committee employs a Strata Management company and the Building Manager, to help carry out various responsibilities of the Strata Committee. The Strata Management Manager ensures that the Owners' Corporation is compliant with current legislation and is responsible for the collection of levies, payment of approved accounts and communication with residents.

The Building Manager takes direction from the Strata Committee and has responsibility for the management, maintenance and repair of common property including obtaining quotes and ensuring that any work is completed within the scope of works and specifications.

Jacksons Landing Community Association

evolve* is part of the Jacksons Landing Community Association (JLCA) which represents the strata in the area. The JLCA owns and operates the community facilities including security, the Glasshouse pool, gymnasium and tennis courts. A Strata Committee member represents evolve* at the JLCA.

Whether you are new to or familiar with apartment living we hope that the following guide will be of some help in getting the most out of your time at evolve*. For your convenience, useful contacts, addresses and opening times can be found on the back pages.

Item	Guide
Balcony cleaning	When washing down your balcony please ensure that you do not impact on your neighbour's balcony below.
Balcony items	Fire regulations within evolve* do not permit portable fireplaces or external fire pits being used on balconies.
Behaviour of Owners and Occupiers	An owner or occupier of a lot, when on common property, must not use language or behave in a manner likely to offend another owner or occupier. Understand that your neighbours may have different beliefs and values; please try and respect them.
Behaviour of Visitors	An owner or occupier of a lot must take reasonable steps to ensure that visitors adhere to the building By-laws and code of behaviour.
Bike Storage Cage	An owner or occupier must not permit any bicycle to be stored on common property except in the Bike Storage area. <i>Bikes are left at the owner's own risk.</i>
Bridge Room	Lower ground floor. The Bridge Room is available for private use, such as family functions or gatherings. It is only to be used between 7.00am-9.00pm. To make a reservation, contact the Estate Building Management Office – 8565 9400. <i>Please abide by the rules of use.</i>
Building Management	Building management takes care of the day to day running of evolve* including all repairs, maintenance of common property and resident issues.
Building Manager	<i>See back page for contact details.</i>
By-laws -evolve*	A full copy of the building's By-laws can be obtained from the Strata Manager. By-laws are created to ensure that all residents and visitors have a common set of rules for everyone to abide by. By-laws can be enforced by the building's Strata Committee which may result in fines to residents. Building management is instructed to follow up and report on residents that breach By-laws. <i>See back page for contact details.</i>

<p>By-laws – Jacksons Landing</p>	<p>The Jacksons Landing Community Management Statement can be found on the website: jacksonslanding.net.au</p> <p>This Community Management Statement overrides the By-laws of individual strata within Jacksons Landing if there is any conflict between the two documents.</p>
<p>Car Wash Bay</p>	<p>Located on the lower ground level. Only to be used between 8.00am-6.00pm. It is well equipped for your car washing needs. Please wash down the car wash bay and tidy the area after use.</p>
<p>CCTV cameras</p>	<p>CCTV are in use in and around the building and the estate.</p>
<p>Cleaning issues in common areas</p>	<p>If you notice any cleaning issues please leave a note in the communication book located in the mail room, for the cleaners. <i>For maintenance issues please contact the building manager.</i></p>
<p>Common Property</p>	<p>Common property essentially refers to everything on the outside of your lot within your building's structure. Generally this includes your building's:</p> <ul style="list-style-type: none"> • external walls, windows and doors • electrical wiring or plumbing located outside of your lot or that services more than one lot • original waterproofing of the building • lifts or elevators • driveways, carparks and garages • gardens within the property's grounds
<p>Damage or changes to Common Property</p>	<p>An owner or occupier of a lot must not damage common property in any way. If you do damage common property notify building management of the damage. Do not carry out renovations or alter any part of the common property including your balcony without approval.</p>
<p>Defibrillator</p>	<p>Should the need arise. Security have a defibrillator. Please call them direct on 8565 9494. They will bring it to you immediately.</p>
<p>Deliveries (large items)</p>	<p>Large items of furniture, or white goods, need to be brought in through the garage and not through the main entrance. It is also necessary to contact the Resident Service Manager at the Estate Office or Security to arrange delivery and to have the protective covers for the lift installed. At least 24 hours' notice is required. To minimise disruption to residents and to prevent damage to the building, moving is restricted to between 7.00am-7.00pm</p>

<p>Depositing rubbish and other materials on common property</p>	<p>An owner or occupier of a lot must not leave rubbish or other items on common property unless it is in a designated area. There is a room by the visitors' car park for the disposal of items that are not suitable for the garbage chute.</p>
<p>Dogs/Pets</p>	<p>See "Pets"</p>
<p>Drying of laundry/washing Items on balconies</p>	<p>An owner or occupier of a lot should not hang washing, bedding or articles of a similar nature on or from their balcony or common property.</p>
<p>Estate Management</p>	<p><i>See back page for contact details.</i></p>
<p>Fire Control</p>	<p>An owner or occupier of a lot must not use or interfere with any fire safety equipment except in case of emergency. Notify building management if you think any fire equipment is faulty or has been tampered with. Fire regulations within evolve* do not permit portable fireplaces or external fire its being used on balconies.</p>
<p>Fire Doors</p>	<p>The stairwells are pressurised to exclude smoke and if more than three doors are open at the same time, this compromises the system. In the event of a fire, the pressurised system will extract the smoke out of the stairwell which allows for safe exit from the premises. It is therefore imperative that all fire doors are kept closed at all times. IT IS IMPERATIVE THAT NO ONE PROPS THE FIRE DOORS OPEN FOR ANY REASON.</p>
<p>Fire Evacuation Procedure</p>	<p>Exercises are conducted from time to time to ensure that residents are aware of evacuation procedures.</p> <p>The procedures are displayed in common areas.</p> <p>FIRE PROCEDURES - Brief Summary It is important that everyone within your household familiarise themselves with the cupboard on their floor marked 'Fire Hose Reel'. In the cupboard you will find a portable fire extinguisher and a large fire hose. These are for your use should there be a fire. The red telephone in the cupboard is for communication with the Chief Fire Warden during an all-building evacuation. This will only be operational if the manual system has been activated in which case you should pick up the phone and wait for the Chief Fire Warden to speak to you. You can then advise the Chief Fire Warden that everyone is assembled. The Chief Fire</p>

Warden will contact you via the red phone when you can use the fire escape.

Also in the cupboard is a white emergency button which sounds an alarm throughout the building. This button is for use in any emergency. This will alert the building and Security, who will respond immediately. It will register which floor the emergency is on.

There are two fire emergency systems within the building; an automatic system and a manual system. The manual system is only operational if the automatic system is overridden by the Chief Fire Warden or the Fire Department.

The automatic alarm system will detect a fire and will set the alarms off. It will then automatically advise two floors above and one floor below to evacuate and will then continue through the building until the building is empty. This is essential because only 3 fire doors can be open at the one time to ensure the fire stairs remain smoke free.

If there is a fire emergency you will hear a Beep Beep Beep warning first. This is your signal to gather on your floor's lobby. Each floor has an appointed and trained Fire Warden. Please follow their instructions. You should wait on your floor until you hear the Whoop Whoop Evacuate Evacuate and your Fire Warden instructs you to evacuate via the fire stair. This may not be as quick as you may expect as it may be necessary to evacuate other floors first. Once you hear this, it is safe to open the fire escape doors and proceed down the stairs and outside to the meeting point.

UNDER NO CIRCUMSTANCES SHOULD YOU USE THE LIFT DURING A FIRE EMERGENCY.

If you are mobility impaired or for other reasons require assistance you must register with the Building Manager so that they are aware and can make provision during an evacuation. People in this category should enter the fire stair with others on your floor when instructed, but should remain on the landing within the fire stair until assistance arrives.

Please be mindful that it may be some considerable time before you are allowed back in the building. Therefore:

- Take any medications you require with you; and
- Have an evacuation plan for any pets.

Fire Wardens	evolve* has a Chief Fire Warden (<i>see back page for details</i>). There are fire wardens allocated to each floor who are familiar with the evacuation procedures. Please make sure you know who the Fire Warden is for your floor. A list of the Fire Wardens is on the noticeboard in the Mail Room.
Floor Coverings	An owner of a lot must ensure that all floor space is adequately covered to prevent noise transmission through the floor that disturbs the peaceful enjoyment of a lot by another owner or occupier. Any proposal to change flooring will need to be directed to the Strata Committee and Building Manager.
Garage Doors (main car park entry)	For security reasons, it would be appreciated if those residents on the lower parking level do not open either the inner or the outside garage door prematurely. The outside door opens on approach and having it opened from the lower level allows time that could give access to intruders.
Garage Doors (personal)	Please keep your personal garage door either wholly open or wholly closed otherwise this may impact access for neighbouring parking bays.
Garbage Chute	Please do not put cardboard or other prohibited items down the garbage chute. This causes blockages and is very expensive to fix. All small cardboard should be collapsed and left beside the collection bin on your floor where cleaning staff will remove it every day. Large cardboard should also be collapsed and taken to the throw out room located beside the visitors' car park in the garage.
Gardens	We have well maintained gardens. Should you have any comments please direct them to the Building Manager and not directly to the gardeners themselves.
Gymnasium, evolve*	Gym hours: 6.00am-9.00pm Please follow the gym rules, use a towel and wipe down equipment after use. Please switch off lights.
Gymnasium, Glasshouse Jacksons Landing	Monday-Sunday 5.00am-11.00pm <i>See back page for contact details</i>
Herbs	Help yourself from the herb garden in the pool garden area.

<p>Jacksons Landing Community Association (JLCA)</p>	<p>The Community Association (JLCA) comprises all the residential and commercial lots in Jacksons Landing. The CA has the responsibility for maintaining community amenities. evolve* is an active member. Visit the website for full details. <i>See back page for contact details.</i></p>
<p>Keys, garage openers and fobs</p>	<p>Replacements available from the Estate Management Office – fees apply. Regular audits of all key fobs and garage openers are undertaken to ensure security of access to the building.</p>
<p>Levies</p>	<p>Levies are a fee or 'contribution' paid by all lot owners to cover the projected costs and expenses of the scheme. All levies are in proportion to the unit entitlements of each lot. All strata schemes must establish an administrative fund and a capital works fund to cover the costs of the strata scheme</p> <p>The administrative fund is used to manage the day-to-day expenses of running the scheme, including maintaining the common property, providing for insurance, and other recurrent expenses, such as electricity, water, carpet cleaning, lawn mowing services and the like.</p> <p>The capital works fund (previously called a 'sinking fund') is to ensure that there is enough money to pay for short, medium and long-term capital expenses as and when the job needs to be done. This can include funds to pay for the following works: painting or repainting the common property, renewing or replacing fixtures and fittings that are part of the common property, and to replace or repair the common property including the plant and equipment that provides gas, hot water and air conditioning.</p> <p>Special levies can be collected for unexpected works that are essential and may not be provided for adequately in the capital works fund.</p>
<p>Lot</p>	<p>As an owner you effectively own everything inside your Lot i.e. your apartment. This generally includes all internal walls, fixtures, light fittings, carpet, curtains, or window blinds, wall paint and airspace. Lot airspace may include balconies and courtyards if you have them. Everything within the lot and lot airspace must be maintained at the owner's cost.</p>

<p>Louvres</p>	<p>All but a few of the apartments at evolve* are fitted with movable louvres to the balconies and some windows. It is very important that these louvres are locked into their designated fixed position during times of high wind. If you are unsure of how or where to lock the louvres please contact the Building Manager. If you will be away for any extended period it is advisable to lock the louvres into position during your absence.</p>
<p>Mail</p>	<p>Should you receive an incorrectly addressed letter for another resident, could you please put it in the Committee Mailbox rather than leaving it on top of the mailboxes. Also, if it is for the previous owner or tenant, please mark it 'Return to Sender' and repost it. The Australia Post employee is not going to redirect it.</p>
<p>Mail Room</p>	<p>Located adjacent to the main entrance.</p>
<p>Maintenance issues</p>	<p>Should you notice anything in the common areas around the building that need to be fixed or require attention, could you please contact the Building Manager to advise of the issue. You can also leave a note in the Committee mailbox in the mailroom.</p>
<p>Moving furniture and other items through Common Property</p>	<p>An owner or occupier of a lot must not transport furniture or any large items through the building's main entrance foyer. Please book any moves with building management/ security so that covers can be placed in the lift if required. Notify security when the move has been completed so that the lift covers can be removed.</p>
<p>Moving in, moving out</p>	<p>Contact the Resident Service Manager (RSM) for full details.</p> <ol style="list-style-type: none"> 1) Moving in or out of the building must be booked with Building Management at least 48 hours prior to the move 2) A refundable deposit of \$300 to be lodged with the RSM 3) One lift will then be allocated for use during the move in/out period and will have the covers attached 4) Residents are only permitted to move between 7.00am-1.00pm & 1.00pm-7.00pm 5) Only one apartment is permitted to move at a time. You are advised to make your booking prior to locking in a removalist company 6) Removalist truck parking will be arranged by security on the road at the side of the front entrance 7) Notify Security of the arrival and departure time of removalists 8) Residents are not permitted to move items through the building's main entrance foyer.

Newsletters	<p>Jacksons Landing produces a newsletter once a month which is full of community events and activities.</p> <p>evolve* produces a newsletter every two months with useful information and details of upcoming events. To contribute please contact the Secretary of the Strata Committee.</p>
Noise	<p>Residents should be aware of the amount of noise they produce as it can flow through to other apartments, particularly from balconies and common areas. There are By-laws in place governing noise but in general residents should not disturb the peaceful enjoyment of other lot owners at any time.</p> <p>Please have consideration for your neighbours. Residents are encouraged to first try and resolve noise issues with the offending party. If this doesn't work, noise complaints can be reported to Security.</p> <p>Security can contact the offenders directly at the time of the incident.</p> <p><i>Excessive noise at any time may be in breach of the buildings by-laws.</i></p>
Notice Board	<p>Please look for notices posted on the boards in the mail room</p>
Notices in lift/common areas	<p>It would be appreciated if residents did not alter notices placed in the lifts. If you have an issue with anything on the notice, please contact either the Secretary of the Strata Committee or the Building Manager.</p>
Obstruction of Common Property	<p>An owner or occupier of a lot must not obstruct the lawful use of common property by another person. Please do not leave anything on common property in the hallways or carpark.</p>
Parking (resident)	<p>All vehicles are to be parked wholly within the marked car spaces. Please do not impede on to common property.</p>
Parking permits (visitor)	<p>To help alleviate the pressure on our visitor car spots, parking permits are available from the City of Sydney Council. Please check on-line for eligibility and an application form.</p> <p>cityofsydney.nsw.gov.au.</p>
Pets	<p>evolve* is pet friendly. To ensure that all residents and pets live in harmony there are some rules regarding your pet that need to be followed:</p> <ul style="list-style-type: none"> • All pets in the building must be approved by the Strata Committee by first completing a registration form

	<p>available from Building Management. By completing the form, you agree to the pet approval conditions with the main ones being:</p> <ul style="list-style-type: none"> • Please clean up after your pet on all common property inside and outside the building • Pets are not permitted in the Bridge Room, Pool or Garden area <p>Dogs on leads However gentle or well-disciplined your dog, not everyone is comfortable with dogs. It is therefore essential that all dog owners comply with the By-laws by making sure their dogs are either on a lead, or in the case of small dogs not on a lead, carried through the common areas. Please do not take dogs into the pool area.</p>
Pool Panel Lift Doors	<p>Please follow the instructions for opening and closing the large panel lift doors between the pool area and the pool garden and terrace. Any person passing through the panel lift doors whilst they are opening or closing will cause a malfunction and will result in a costly repair. Please remember to keep your key fob at hand for re-entry.</p>
Pool Jacksons Landing (Glasshouse)	<p>Pool hours: Monday-Sunday 5.00am-11.00pm Note: The use of the pool is at your own risk - there are no life guards on duty.</p>
Pool, evolve*	<p>Pool hours: Monday-Sunday 6.00am-9.00pm <i>Please observe the rules for use of the pool.</i> Note: The use of the pool is at your own risk - there are no life guards on duty.</p>
Renovations	<p>Residents who wish to renovate their apartment should first seek approval from the Strata Committee via Strata Management. Conditions are imposed on renovations to minimise disruption to all residents and to ensure the work is carried out in a professional manner.</p> <p>Be aware that you are responsible for the repair of any damage caused to another apartment or Common Property. Any defects including faulty workmanship, for example your new shower leaking into a neighbour's property, or disturbing other residents due to the mess and noise created from the renovation, will be your responsibility.</p>

There are three types of renovations to strata homes:

- Cosmetic work
- Minor renovations
- Major renovations

An owner must gain permission before doing any minor or major renovations. Otherwise, they may have to change their apartment back to how it was before the renovations. You are responsible for the repairs if you damage common property.

Owners can do **cosmetic work** without approval. Cosmetic work includes day-to-day work such as:

- installing or replacing hooks, nails or screws for hanging paintings or other things on walls
- installing or replacing handrails within your lot
- interior painting
- filling minor holes and cracks in internal walls.

You need approval before doing any minor or major renovations. An owner must get the Owners' Corporation to approve these renovations by general resolution (over 50% of votes in favour).

Minor renovations include:

- renovating a kitchen
- changing recessed light fittings
- installing or replacing wood or other hard floors
- changing internal walls
- sustainability measures (such as a clothesline or reverse cycle air conditioner). However, these cannot involve changing the outside appearance of a lot or structural changes.

Major renovations may seriously affect the common property.

Major renovations include:

- structural changes
- waterproofing
- changes affecting the outside appearance of the property, such as an access ramp
- work that needs approval under other laws (for example, council approval)

First, the work needs a special resolution vote before it can move ahead.

Next, the owner must give the Owners' Corporation written notice at least 14 days before the work starts. This should describe the proposed alteration.

The Owners' Corporation cannot delegate approval for major renovations to the strata committee (unlike for minor renovations).

<p>Repairs and Maintenance</p>	<p>The Owners' Corporation is responsible for the repair and maintenance of common property. If you have a maintenance item relating to common property (essentially the outer boundary of your apartment and all common areas) please report it to the building manager who will log your request and arrange its repair as soon as practicable.</p> <p>Building management is only authorised to carry out certain repairs without additional approval. Some repairs may require further approval from the Strata Committee.</p> <p>Common property includes items such as: Front entrance door, windows and balcony doors, common property walls. In other words, the outer most wall of your apartment including the ceiling, bathroom floor tiles and common property walls.</p> <p>The apartment owner is responsible for all other repairs or maintenance in their apartment.</p>
<p>Replacement Items</p>	<p>There are a number of items left over from the initial building fit out. These include, in small quantities, tiles and plumbing fixtures etc., These are available to residents who may need to have a broken tile or bathroom fixture replaced. If you do need anything, please leave a note for the House Sub-Committee in the Committee mailbox advising the item you require. They can investigate to see if there are any spares and advise you accordingly.</p>
<p>Rubbish Removal</p>	<p>Any large items to be disposed of are the responsibility of the apartment occupant. This includes carpet, mattresses and renovation refuse. It is not always possible for evolve* to remove large items without incurring a cost. If costs are incurred they will be passed on to the owner/occupier.</p> <p>There is a throw out room by the visitors' car park. Please refer to the sign displaying which items will be collected by the council.</p>
<p>Rubbish Bins</p>	<p>In addition to the regular garbage disposal there are other bins within evolve* to be used for other waste:</p> <p>Red Lid: Courtesy rubbish bins on each garage level are for incidental rubbish. Please do not use this for your general garbage. This should be deposited down the garbage chutes on your floor.</p>

	<p>Yellow Lid: Located on the lower garage level, this is for electronic waste – please refer to the sign displaying items suitable for e-waste recycling.</p> <p>Please note: Electrical items can also be placed in the throw out room located adjacent to the visitor’s car park, if possible on the shelf at the back of the room. Please refer to the sign displaying items that can be disposed of using the council pick-up service.</p>
Security	<p>Jacksons Landing Security is on-site 24 hours a day to assist with security matters within land and property owned by strata and the Community Association. They have no legal jurisdiction in streets and parks or within your apartment.</p> <p>If you need help from the police call the Police Assistance Line. <i>See back page for contact details.</i></p>
Security of the building	<p>If you notice any suspicious activity please contact security immediately.</p>
Smoke Detectors	<p>All apartments are fitted with smoke alarms. Most are hard wired into the electrical circuit and have either a 9V or rechargeable back up battery.</p> <p>If the smoke alarm beeps this often means the 9V battery needs to be replaced. Residents are required to change the batteries at their own cost. If the battery has been changed and it continues to beep please contact building management.</p> <p>As part of the required annual fire inspection, access is required to all apartments to check the smoke detector and fire door. All residents will be informed well in advance of these inspections.</p>
Smoking	<p>Smoking is not allowed on common property within evolve* and whilst smoking on balconies is not prohibited, it is required that when doing so that no smoke penetrate the common property or any other lot. Please be aware that smoke can drift from your balcony to others and create discomfort for your neighbours. Some residents are being inconvenienced and unable to enjoy their balconies because of the smoke coming from other properties.</p> <p>When smoking on your balcony, please do not ash your cigarette or throw your butts over the balcony rail as it impacts on those living below you.</p>

Steam room	<p>Located in the pool area on the lower ground floor Steam room hours: 6.00am-9.00pm <i>Please observe the rules for use of the steam room.</i></p>
Storage cages	<p>Each lot has a storage cage on title.</p>
Strata Committee	<p>The Strata Committee is made up of a maximum of nine apartment owners and makes decisions regarding the running of the building. All owners have the option to seek to be on the Strata Committee. Members are elected annually at the building's Annual General Meeting (AGM). To contact the Strata Committee please direct your correspondence to either strata or building management who will pass the correspondence on to the Secretary, or leave messages in the mail room mail box. Strata Committee meetings are held every two months - look on the notice board for details of meetings. Owners are encouraged to attend meetings but are not allowed to participate in discussion during the meeting unless they are invited by the Committee. The Annual General Meeting is held in September/October. The Building Manager and the Strata Manager rely on the Strata Committee to make decisions which are outside their scope of approval.</p>
Strata Manager	<p>The Strata Manager is appointed by the Owners' Corporation to manage the buildings finances at the instruction of the Strata Committee and is the person to contact in relation to levy enquiries and payments. The Strata Manager is also the conduit for the Strata Committee for all correspondence and will issue notices to owners on behalf of the committee including levy notices and breach of by-law letters.</p>
Tennis Courts	<p>May be booked through the Jacksons Landing Estate Management office. Free to residents. <i>See back page for details</i></p>
Tradesmen access	<p>If you have tradesmen working over an extended period, i.e., over several days, could you please arrange with Security to have the bollards removed from the side lane so that your tradesmen can park there. This takes the pressure off our Visitor's car parking.</p>
The Station	<p>A community hall that can be booked for community events. Contact Resident Service Manager for all booking enquiries. <i>See back page for details</i></p>

<p>Visitor Car Parking</p>	<p>Residents are not permitted to park in the visitors' parking bays at any time. As there are limited visitor parking spaces, visitors are permitted to park for no more than 24 hours. evolve* has a by-law governing visitors' parking and the Strata Committee will pursue breaches of this by-law vigorously which may result in fines or, for tenants, termination of your tenancy agreement. Residents should not park their cars in the visitors' car spaces for their own use, or to reserve a space for their visitors. Everyone in the building has visitors and experience the same problems because of our very limited spots. Please be considerate.</p>
<p>Window Cleaning</p>	<p>An owner or occupier of a lot must keep all glass clean in windows and balcony doors. The Owners' Corporation will take care of the outside of inaccessible windows only. This is undertaken twice per year with prior notice given.</p>
<p>Window safety devices</p>	<p>Each apartment is fitted with window opening limiting devices. These safety devices are not to be removed or tampered with in any way. As of 2017 all windows in evolve* are compliant with current regulations.</p>
<p>Wipes</p>	<p>Please do not flush anything down the toilet other than toilet paper. Flushable wipes cause damage and result in expensive plumbing bills.</p>

Useful contact details (correct as at September 2017)

EMERGENCY SERVICES	POLICE AMBULANCE FIRE BRIGADE	Dial 000
Building Manager	Dave Haggerty Manage Meant	0433 779 814 dave.haggerty@manage-meant.com.au 8565 9400 45 Bowman Street After hours: Please call security: 8565 9494
Chief Fire Warden, evolve*	Chris DURMAN	0414 223 332
City of Sydney Council	Street Address: Town Hall House, Level 2, 456 Kent Street, SYDNEY, NSW 2000	9265 9333 (Main number) cityofsydney.nsw.gov.au
Estate Management Office	M-F 7.30am-5.00pm Sat 8.00am-12 noon	8565 9400 45 Bowman Street, PYRMONT
Gymnasium, evolve*	Monday to Sunday 6.00am-9.00pm	Lower ground floor
Gymnasium, Glasshouse Jacksons Landing	Monday to Sunday 5.00am-11.00pm	58 Bowman Street, PYRMONT
Jacksons Landing Community Association		jacksonslanding.net.au
Police Assistance Line Non-emergencies		131 444
Pool, evolve*	Monday-Sunday 6.00am-9.00pm	Lower ground floor

Pool, Glasshouse	Monday to Sunday 5.00am-11.00pm	58 Bowman Street, PYRMONT
Resident Service Manager, Estate Management Office		8565 9400 45 Bowman Street, PYRMONT rsm@jacksonslanding.org.au
Security AFS	24 hours a day 7 days per week	8565 9494 Email: security@jacksonslanding.org.au Gatehouse, 58A Bowman Street, PYRMONT
Strata Committee	The Secretary	secretary.evolvepyrmont@gmail.com or via mail box in mail room
Strata Management	Whelan Property Group	www.whelanpropertygroup.com.au Ground Floor, Shop 2, 460 Church Street, North Parramatta, NSW, 2150 Phone: 02 9219 4111 Email: strata@whelanproperty.com.au
Strata Manager	Chris Whelan Matthew Hua	Email: chris@whelanproperty.com.au Email: matthew@whelanproperty.com.au Phone: 02 9219 4135
Tennis Courts		Corner of John Street and Cadigal Avenue, PYRMONT Bookings can be made by contacting the Residents Service Manager or Security.