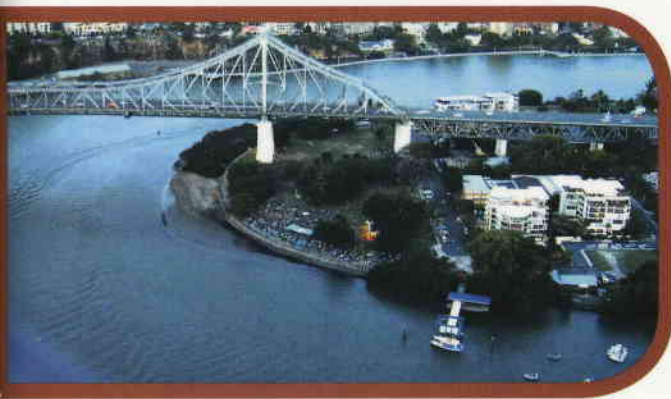


Unit Owners Manual

The Aurora Apartments 420 Queen Street Brisbane 4000



Bovis
Lend Lease



AMALGAMATED
PROPERTY GROUP

TABLE OF CONTENTS

YOUR APARTMENT

1.	Things you should have.....	3
2.	Moving in and out procedure.....	3
3.	Access and security.....	3
4.	Safety.....	6
5.	Parking.....	7
6.	Storage Area.....	8
7.	Bathroom, ensuite & laundry exhaust.....	8
8.	Rangehood Exhaust.....	8
9.	Lifts.....	8
10.	Power & Lighting.....	9
11.	TV & Foxtel.....	9
12.	Telephone and Internet Services.....	9
13.	Wireless network.....	9
14.	Car Washing Facility.....	10
15.	Mail.....	10
16.	Workshop.....	10
17.	Coolroom and freezer.....	10
18.	Garbage Disposal & Recycling.....	10
19.	Essential Services.....	11
20.	Fire Safety Systems.....	11
21.	Cooktop Gas Supply.....	12
22.	Hot Water Supply.....	12
23.	3-Month Defect Period.....	12
24.	Community Management Statement.....	12
25.	Public Transport.....	13

PLANS

26.	Map of Brisbane Central Business District.....	16
27.	Strata Plan Excerpts (carpark & storage bay locations).....	17
28.	Aurora General Layout.....	39

CARE & MAINTENANCE

29.	Stone Bench & Stainless Steel Benches.....	47
30.	Porcelain Tiles & Glass Mosaics.....	48
31.	Joinery.....	48
32.	Windows – Glass & Aluminium Surfaces.....	49
33.	Vental Louvres (Where Fitted).....	51
34.	Plasterboard & Paint.....	52
35.	Shower Screens And Mirrors.....	52
36.	Porcelain & Chrome Fixtures, Fittings And Tapware.....	52
37.	Carpet.....	53
38.	Air Conditioning Maintenance.....	55
39.	Bathroom, Ensuite & Laundry Exhaust.....	56
40.	Lighting Maintenance.....	57
41.	Periodic Maintenance.....	58

CONTACTS & EMERGENCIES

42.	Emergency Contact List.....	60
43.	What To Do In An Emergency.....	61
44.	Schedule of Appliances.....	62
45.	Community Recreational Facilities.....	63

YOUR APARTMENT

This section provides information on the common areas of Aurora and facilities provided within your apartment.

1	Common Areas
2	Apartment Amenities
3	Storage
4	Laundry
5	Pool Deck
6	Clubhouse
7	Guest House
8	Office
9	TV Room
10	Game Room
11	Art Studio
12	Yoga Studio
13	Spa
14	Bar
15	Event Space
16	Conference Room
17	Business Center
18	Mail Room
19	Storage Units
20	Garage
21	Truck Wash
22	Car Wash
23	Carport
24	Driveway
25	Front Porch

26	Back Porch
27	Side Yard
28	Front Yard

29	Front Gate
30	Front Gate
31	Front Gate
32	Front Gate
33	Front Gate
34	Front Gate
35	Front Gate
36	Front Gate
37	Front Gate
38	Front Gate
39	Front Gate
40	Front Gate
41	Front Gate
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43	Front Gate
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1. THINGS YOU SHOULD HAVE

On moving in to your unit you should be issued the following

- Proximity Card (2 off)
- Long range reader(1 off)
- Unit entry key (2 off)
- Mailbox key (2 off)
- Laundry plug (1 off)
- Dishwasher computer disk (1 off) (CBD Units only)

2. MOVING IN OR OUT PROCEDURE

Facilities have been provided for a large rigid vehicle to unload in the designated loading dock on Level 1. Access to this loading dock is via Rich Lane.

Contact your building manager to make arrangements for its use.

- The lift car internal dimensions are 2100mm high x 1200mm wide x 1950mm deep.
- The entry door to the lift is 900mm wide x 2100mm high.
- The maximum weight the lift car can carry is 1050kgs.

3. ACCESS & SECURITY

Access through Aurora is controlled and monitored by a series of security systems:

- Proximity Cards operate entry doors & lifts
- Iris Scanners operate entry doors and lifts
- Intercom system to grant access to visitors to main entries from your apartment
- Closed Circuit TV cameras and Recording System, tracking movements through the entry points (your Television, when connected to the MATV System, can display the real time images from these cameras)
- Automatic Doors
- Lift Access
- Pedestrian Access
- Vehicle Access

A brief explanation of each system is given below:

Proximity Cards

Two (2) grey plastic Proximity Cards are issued per apartment. The proximity card will operate the main entry doors and carpark gates around the building and will also provide access to Pool & Gymnasium level.

The proximity cards work by presenting them to the black rectangular readers located adjacent to the doors. The proximity card should read from a distance of up to 5cm from the reader. The reader will beep and the indicator light will flash indicating that the door is now unlocked. The door will automatically lock again after a short period of time.

Iris Scanner

A resident can also access the building via Iris Scanners located at entry points throughout the building. Access to their floor can be via iris scanner located inside the main lift lobby. This system will hold a database of resident's iris scans and if their scan is recognised they will be granted access.

A resident will have their iris scanned and stored on the security database. To access entry point with an iris scanner, the resident will look into the scanner within 300mm of it. If they have access to this entry point the door will release for a set time.

If a resident wishes to access their floor they may do so via iris scanner located in the main entry foyer. This iris scanner will release the floors in all lifts the resident is programmed for, they will then press the lift call button on the outside. When a lift car arrives they will enter the lift and press their floor button.

For the security system to recognise your iris, you must first have your iris scanned. You should contact the Building Manager to book a time to scan your iris.

Intercom System

The intercom system serves two purposes:

1. It enables a visitor to contact you; and
2. It enables you to admit that person to the building without leaving your apartment.

Located throughout the building will be intercom stations that will allow access to visitors into the building. The intercom station will have all unit numbers programmed into them. When a tenant has a phone connected to the socket in the apartment the number will be programmed to the desired unit number.

The intercom will scroll the unit numbers on a 16 line LCD display. A visitor will press the # button followed by the desired unit number. This will generate a call to the desired unit via a no bill interface.

Note: if the apartment does not have a LAN line phone connected to the socket in the apartment, they will not be able to communicate or grant access to a visitor via this system. This does not require an account with a telephone company.

The unit occupier will answer the call and speak to the visitor. If required, they can check a split screen view of dedicated security cameras to verify the person. This split screen view will be via the MATV system on a designated channel. The occupier will then grant entry by pressing 9 on their phone key pad and this will open the desired door. It will also release the security for the floor the apartment is on, this will be in all lifts.

The visitor will enter the lift and press the floor button the occupier is on, taking them to the desired floor. Exiting the building is via free egress.

Closed Circuit TV

The camera system installed in Aurora is a Digital Colour System that is monitored by the Building Manager.

Cameras are motion activated and the images are digitally recorded.

Cameras are located at the main entry doors, the main foyer, podium level and the carpark area.

You can tune your television in to the entry door cameras by connecting to the MATV system and tuning your TV.

Automatic Doors

The main glass entry doors (at the corner of Queen and Wharf Streets and the Level 1 rear entry from Rich Lane) are automatic. From the outside these doors will open by Proximity Card or iris scanner. They may be also opened via the intercom system.

From inside, these doors are opened via a push button located to the side of the doors.

Please note that for safety reasons the automatic door mechanism detects obstacles in the door's path. If the operator is hindered while closing, the door immediately stops and reopens and subsequently closes.

In the event of a power failure the doors will open automatically to comply with Fire and Authority requirements.

In the event of a fire alarm the door will open automatically and remain open.

Lift Access

Lift access is via three options.

Firstly, you may use your Proximity Card, which gives access to your apartment floor, podium level (pool and gymnasium location) main entry and carpark levels. The black proximity reader panel is installed below the lift buttons.

The second method of lift access is via your intercom to provide visitor access to your floor only.

The third method of lift access is via the Iris Scanners located outside the lifts on the ground floor

Pedestrian Access

Pedestrian access is available via the main entrance at the corner of Queen and Wharf Streets or the Level 1 entrance off Rich Lane.

Please ensure the door closes behind you before continuing on.

Under no circumstances should fire stairs be used other than for emergency egress. Fire doors should not be used for paths of travel other than emergencies. See Section 20 FIRE SAFETY SYSTEMS for more information on the Fire Stairs.

Vehicle Access

Entry and exit to and from the car park is via Rich Lane. This is the only entry / exit point for vehicles.

The closest entry to Wharf Street is for delivery and service vehicles. The second entry is the car entry with visitors parking immediately inside (in nominated areas). Access for owners parking is through this entry and the security gates.

The security gates are operated via three (3) options:

1. Long Range Reader is positioned inside the main carpark entry and will automatically open either the upper or lower gate depending on where your designated park is located. (The Vehicle Reader Card should be fitted to the inside of your vehicle's windscreen or hung from the rear view mirror to maximise communication with the Reader.
2. Iris Scanner is located to the right of the Level 1 Pedestrian Entry and can be used in a similar way for pedestrian access.
3. The third option is use of your Key Proximity Card located beside the Iris Scanner (which is located beside the Level1 Pedestrian Entry).

Other Security Measures

Apart from the electrical systems described above the following is also provided:

Two (2) mailbox keys are provided per apartment. The mailroom is located on Level 1 adjacent the lifts.

Two (2) front door keys are also provided.

Front door keys and mailboxes are individually keyed. In the event that you are locked out of your apartment you will need to contact a locksmith to gain entry.

Apartment entry keys are security registered keys and therefore can only be duplicated by the following locksmith:

John Barnes & Co
517 Stanley Street
South Brisbane Qld 4101
Ph: 3844 1800

Security – Some General Considerations

The very best electronic security measures can be defeated and, at best, only provide a deterrent. With that in mind you should take reasonable precautions with the security of your apartment. We recommend that all residents consider the following:

- Lock doors and windows when absent from your apartment.
- Do not prop open fire stairs or main entry doors (this is against the law).
- When entering or exiting the car park check that the sliding gates have closed without anybody tail-gating through behind you.
- Keep your mailbox locked and clear it regularly.
- Don't grant access to strangers - advise bona fide visitors to use the intercom to contact the apartment they wish to visit.
- Do not assume that living high above the street guarantees security. Burglars can climb outside walls!

4. SAFETY

Bovis Lend Lease places great importance on creating a culture of working and living safely. During the construction of your apartment considerable focus was applied to ensure the safety of all construction workers. Your safety has also been a considered aspect of the design of your apartment.

Cleaning glass at heights is potentially very dangerous. Prior to cleaning any windows in your apartment please notify the Building Manager for safety measures on cleaning of any glass externally.

Because we value your safety we have included the following recommendations about living in your new apartment.

Living at Heights

For some purchasers this may be the first time they have resided in an apartment high above ground level. There are several important considerations:

Please ensure nothing can fall from your balconies or windows to courtyards or street level below. Even relatively small objects can cause serious harm to people passing below. Never deliberately drop any object.

The top rails to your balustrade are curved to prevent objects from being rested upon them. Please do not place pot plants, drinks or other objects on these handrails or on window ledges.

Please consider what may happen to any object placed on your balcony or in a window opening in high wind conditions. What may seem to be a heavy pot plant can easily be dislodged from a narrow ledge in high winds. Please remember that wind strength generally increases with height above the ground. What may seem to be a very pleasant calm day at street level may be quite blustery at the higher levels of the building.

It is strongly recommended that you never place furniture or other objects adjacent to balustrades. When chairs and tables are located against balustrades they can serve as a ladder for small children to climb upon.

Small children should also be under constant supervision on balconies or in rooms with doors or windows that open on to balconies. The balustrades are designed to exceed Building Code of Australia requirements but objects like chairs, tables, boxes and planter boxes can serve to defeat the protection provided by the balustrade.

Mobility Impaired Occupants

The Building Manager maintains a register of Aurora residents who may require assistance in the event of an evacuation. This might include elderly, infirm or otherwise mobility restricted persons. In an emergency the Building Manager representative will liaise with emergency services personnel to ensure that persons on the register have been accounted for. Please contact the Building Manager if you wish to be placed on the register or have a family member placed on the register.

Even if your mobility impairment is only temporary in nature (for example, a broken leg) it is recommended that you advise Building Manager.

Fire

Two dedicated fire stairs are provided from all apartment levels, exiting to Queen Street. Multiple fire exits are provided from the car park level. Please take time to familiarise yourself and your family members with the location of all fire exits.

In the event of a fire DO NOT use the lift – proceed immediately to the fire stairs.

Fire fighting equipment is provided in the lobby of every apartment level. A fire extinguisher is located in the lobby. While this equipment is available to deal with small fires your first priority should be the safety of human life. Evacuate your family and neighbours and call 000.

Electrical Risks

The power and lighting circuits within your apartment are fitted with earth leakage protection devices that will isolate the circuit instantly in the event of a short circuit. If the safety switches trip out it is usually for a good reason. Therefore we recommend that you only attempt to reset the safety switch once. If it trips a second time a fault exists either in the circuitry or in an appliance that is plugged into the wiring. In that event a licensed electrician must be called to rectify the problem.

Electricity is an invisible killer. Only licensed electricians should ever work on the lighting or power circuits within your apartment.

Gas Risks

The gas lines within your apartment have been installed and tested by a certified gas fitter. Any modification to the gas system or any gas appliance connected to the gas system must be undertaken by a licensed gas fitter only.

General Issues

For their safety and the consideration of others children should not be permitted to play unsupervised in common areas. In particular lifts and car parks are potentially dangerous areas for small children.

The roof areas of Aurora may only be accessed by service personnel equipped with approved, certified safety equipment. There should be no requirement for occupants on roof areas.

Please refer to Section 43 - WHAT TO DO IN AN EMERGENCY.

5. PARKING

Parking spaces are provided for each apartment and there are twenty three (23) visitor spaces also available. There is a visitor space designated wheelchair compliant and is marked as such. On-street metered parking is available around the surrounding streets.

For the consideration and safety of all Aurora residents:

- Park only in your own space.
- Do not park your car in the visitor spaces.
- Please respect the fact visitor parking is limited.
- Do not block other spaces.
- Do not park in the car wash facility.
- Do not store flammable goods in your car space.
- Limit your speed to 8km/h.
- Watch for pedestrians and other vehicles prior to exit and entry of your car space and the car park.
- Wait for the sliding door to close behind you before leaving the area to confirm nobody has gained unauthorised access.
- Refer to the PLANS SECTION of this manual for the location of car parks. All car parks are tagged with the corresponding carpark number.

6. STORAGE AREA

Some apartments have storage areas allocated under exclusive use, these are tagged with your storage bay number. The location of these is shown in the PLANS section of this manual.

Locks are not fitted to storage cages. Residents are responsible for securing their own storage area.

To ensure the operation of the sprinkler system is maintained we request the following precautionary measures;

- Items are not to be stored within 500mm of the sprinkler heads
- No solid screening is to be erected within your storage to serve as privacy screens.

Do not store flammable goods in your storage area.

7. BATHROOM, ENSUITE & LAUNDRY EXHAUST

Your apartment is fitted with one or two local exhaust fans within the ceiling cavity, which exhaust the bathroom, ensuite and laundry. The fans are electrically connected to the nearest light circuit. Fan control is via the light switches in the areas exhausted.

Skyhomes and Penthouses

Non-return dampers have been fitted to each fan to prevent the exhaust from one apartment entering another. The fans are connected to sheet metal riser shafts using sheet metal ductwork and discharged above roof level. Where the sheet metal ductwork connects to the riser shafts a fire damper is fitted to maintain fire separation between compartments. These fire dampers are required to be inspected on a periodic basis and the Building Manager will arrange this. Access to the fire dampers is via the access panels located in the bathroom, ensuite or laundry.

CBD Units (Levels 8 to 51)

The exhaust is ducted to an external louvre on the outside of your unit.

8. RANGEHOOD EXHAUST

The apartment rangehood is ducted to allow exhaust to outside of the building.

The rangehood is exhausted by an in-line exhaust fan within the ceiling cavity. Access to the fan is via an access panel either in the kitchen ceiling or within a kitchen cupboard. The rangehood is also fitted with an internal fan. The duct rises up the building and discharges at roof level. For penthouse and skyhome units and for CBD units they are ducted to an external grille on the outside of the unit. The fan is electrically connected to the apartment distribution board. On / Off control of the single speed fan is via the rangehood control. The fan is not fitted with a run-on timer.

9. LIFTS

Access to your apartment level, pool and gymnasium level and carpark levels via the lift is gained by presenting your Proximity Card to the reader, which is located below the lift buttons. Then simply press the number of your level.

The Building Manager will organise lift lining when moving furniture and large objects to avoid damage to common property and lobbies.

Please ensure that children are accompanied by an adult when travelling in lifts.

In the case of an emergency, press the alarm button indicated by the 'bell' and hold for 20 seconds. This will call the Lift Service Personnel directly and allow you to explain the problem. They will assist you immediately.

10. POWER & LIGHTING

Your switchboard is located in the linen cupboard of your apartment.

All lighting, power outlets, cook top ignition, oven, refrigerator, and air conditioning circuits are protected by circuit breakers at your switchboard.

Should the safety switch in the switchboard trip for any reason, undertake the following procedures:

- Disconnect appliances and turn off light switches.
- Isolate/turn off the power circuits.
- Reset the safety switch.
- Turn on the appliances and light switches one at a time, until the safety switch trips, to determine the cause of the fault. Take the faulty appliance to a qualified service centre for repairs.
- If the safety switch cannot be reset, contact a licensed electrician as a fault exists in either the wiring or the safety switch itself.

The power operating the refrigerator is on a dedicated circuit to avoid loss of power supply to the refrigerator in the event of an alternate circuit being tripped. The refrigerator power is located immediately behind the refrigerator.

Balcony lights may be operated via the switch located in your living room.

11. TV & FOXTEL

A wall socket for master antenna free-to-air television (MATV) system has been installed in the lounge room and bedroom. The MATV outlets have a standard coaxial cable.

Provision for Foxtel has been installed in your apartment in the living room. All CBD, Skyhome and Heritage Units are "digitally" ready while Penthouse Units are "IQ" ready. You should contact Foxtel to arrange connection.

Note the Foxtel technician should only require access to your apartment to install and commission the connection.

12. TELEPHONE AND INTERNET SERVICES

Every apartment in Aurora is equipped with a two-pair incoming phone line. This allows capacity for two separate line connections in your apartment for phone, fax, modem etc. It is the owner's responsibility to connect these phone lines to suit their desired configuration. Contact your preferred telecommunications carrier to arrange connections to these lines. If your telecommunications or Internet installing technician requires access to the Main Data Frame room (located on Level 1 adjacent to the loading dock) please contact the Building Manager.

ADSL is available to allow Broadband Internet Access via the telephone network. For services contact your preferred supplier.

Phone links can be patched to any phone point within your apartment. Check with your preferred carrier with regards to patching these points.

13. WIRELESS NETWORK

A wireless network has been installed within Aurora to allow use of computers equipped with a wireless card and associated software to operate within Aurora. Contact the Building Manager for details on accessing this facility.

14. CAR WASHING FACILITY

There is a car wash facility located in the carpark on Level 1 (outside the lower carpark security gate)

Please wash down the bay after use to leave it as you would expect to find it.

It is an offence to discharge untreated water to the stormwater system.

Under no circumstances are fire hose reels to be used to wash your vehicle.

15. MAIL

Each apartment has its own lockable letterbox. The letterboxes are located on the Level 1 foyer to the left side of the lifts. The number of your letterbox corresponds to the number of your apartment.

The Building Manager's letterbox is also located in this area.

The correct mailing address is:

Apartment XXXX
Aurora
420 Queen Street
BRISBANE QLD 4000

16. WORKSHOP

A workshop with work benches has been provided on Level 1 next to the Mailroom for the convenience of owners.

Please leave the workshop as you would expect to find it.

17. COOLROOM AND FREEZER

A coolroom and freezer have been provided next to the Level 1 loading dock for use of owners.

Contact the building Manager for details on use.

18. GARBAGE DISPOSAL & RECYCLING

Garbage

A garbage chute room is located in the common area on each floor.

Securely bag all rubbish before placing it in the garbage chute. It is recommended that garbage be double bagged.

Misuse of garbage chutes causes damage and creates blockages.

Please take large items and cardboard boxes to the Garbage Collection Room, located in the car park on the Level 1 adjacent to the loading dock. Please flatten cardboard boxes (including pizza boxes). Please contact the Building Manager for access to the Garbage Room.

Please do not leave rubbish on the floors of either the chute rooms or the collection room as this attracts vermin.

Recycling

Recycling bins are provided outside the lifts on each carpark level. The building manager will collect and empty these bins as required.

19. ESSENTIAL SERVICES

Aurora contains various essential services that must be checked and certified on an annual basis. The item that affects your apartment directly is the front entry door, which is a certified fire door. The door will be inspected once every year. A Building Management representative arranges the inspections and you will be notified as and when these need to take place. The inspection requires that the door be opened and the frame and manufacturer's tag be viewed. Therefore you will need to be present or arrange access for these inspections.

Fire dampers within the air exhaust system also need to be inspected annually. In Aurora, fire dampers, will be inspected by a qualified fire damper inspector. Only a percent of fire dampers within the building, are required to be inspected annually. The Building Manager will notify you if access is required to your apartment.

20. FIRE SAFETY SYSTEMS

Aurora has a Fire Indicator Panel (FIP) that is monitored should any common area smoke detectors within the building be activated. This system does not monitor the smoke alarms within individual apartments.

The following fire alarm, detection and protection devices are in the building:

- Smoke detectors
- Smoke alarms (individual apartments)
- Fire extinguishers (two per floor- located in exit corridors to fire stairs on each level.
- Fire hose reels- (located on carpark levels only).
- Fire doors (the entry door to your apartment is a fire door) & the fire stair
- Marked fire exits
- Emergency lighting
- Lobby exhaust and stair pressurisation (to control smoke from entering the fire stairs).

The common property system will be tested as required by regulations using an approved contractor (engaged by the Building Manager).

Smoke Alarms

The maintenance and operation of smoke alarms within the apartment are the responsibility of the individual apartment owner. In the case of a false alarm, smoke alarms can be reset via the reset button located on the detector itself. For further information please refer to the manufacturer's instructions located in the UNIT APPLIANCE MANUAL.

Apartment owners must ensure fire services (smoke alarms) are adequately protected during renovation works to prevent false activation during the works and/or faulty operation at a future date. Smoke alarms are activated by reduced light to the sensors and will therefore detect excess dust, causing a false alarm.

Note: Smoke alarms in your apartment will occasionally emit an infrequent but regular, beeping sound. This is normally due to flat battery. Refer to the manufacturer's instructions in the UNIT APPLIANCE MANUAL for battery replacement.

Fire Doors

The entry door to your apartment is a fire door. As such it should not be modified in any way. The fitting of additional door hardware such as deadlocks and peepholes may compromise the integrity of the fire door.

If you wish to install additional hardware please contact the Building Manager who will advise you on who you may contact for advice.

Fire Stairs

Access to your apartment via the fire stair is not permitted.

It is also important that fire stair doors are not propped open. Nothing should be stored in fire stairs either.

Please list the items that require attention and deliver them to the Building Manager. A Bovis Lend Lease representative will contact you and arrange for a convenient time to inspect the items listed and arrange for their rectification.

21. COOKTOP GAS SUPPLY

Your cooktop is connected to the gas mains. On moving into your unit you should contact Origin Energy Call Centre (Phone 132461) to arrange an account.

This supply is not metered and Origin Energy charge out at a minimum rate.

22. HOT WATER SUPPLY

A hot water meter is installed in the same location as the water supply shut-off which is located in the hydraulic services cupboard in the common foyer on each level.

The purpose of this meter is to allow the gas supplier to calculate the amount of gas used to heat the hot water supplied to your apartment.

On moving into your unit, you should contact Origin Energy Call Centre (phone 132 461) to arrange an account.

The cold water system is centralised and not metered in individual apartments.

23. 3 - MONTH DEFECT PERIOD

It is not unusual for some minor items to arise in a new home. Bovis Lend Lease have established a Defect Notification process that will address these items for a 3-month period, commencing at contract settlement.

24. COMMUNITY MANAGEMENT STATEMENT

All residents at Aurora (including those who own, rent or are mortgagees in possession) must comply with the Community Management Statement. This comprises a set of by-laws and plans that regulate the management and operation of the community. It regulates such matters as:

- Execution of building works;
- Use of community facilities;
- Keeping of animals;
- Garbage; and
- Procedures for meetings.

You should make sure that you have a copy of the Community Management Statement so that you understand the governing rules and by-laws. Copies of the Community Management Statement are available on request from the Body Corporate Manager (ERNST Body Corporate Managers, Phone: 3831 5832.)

25. PUBLIC TRANSPORT

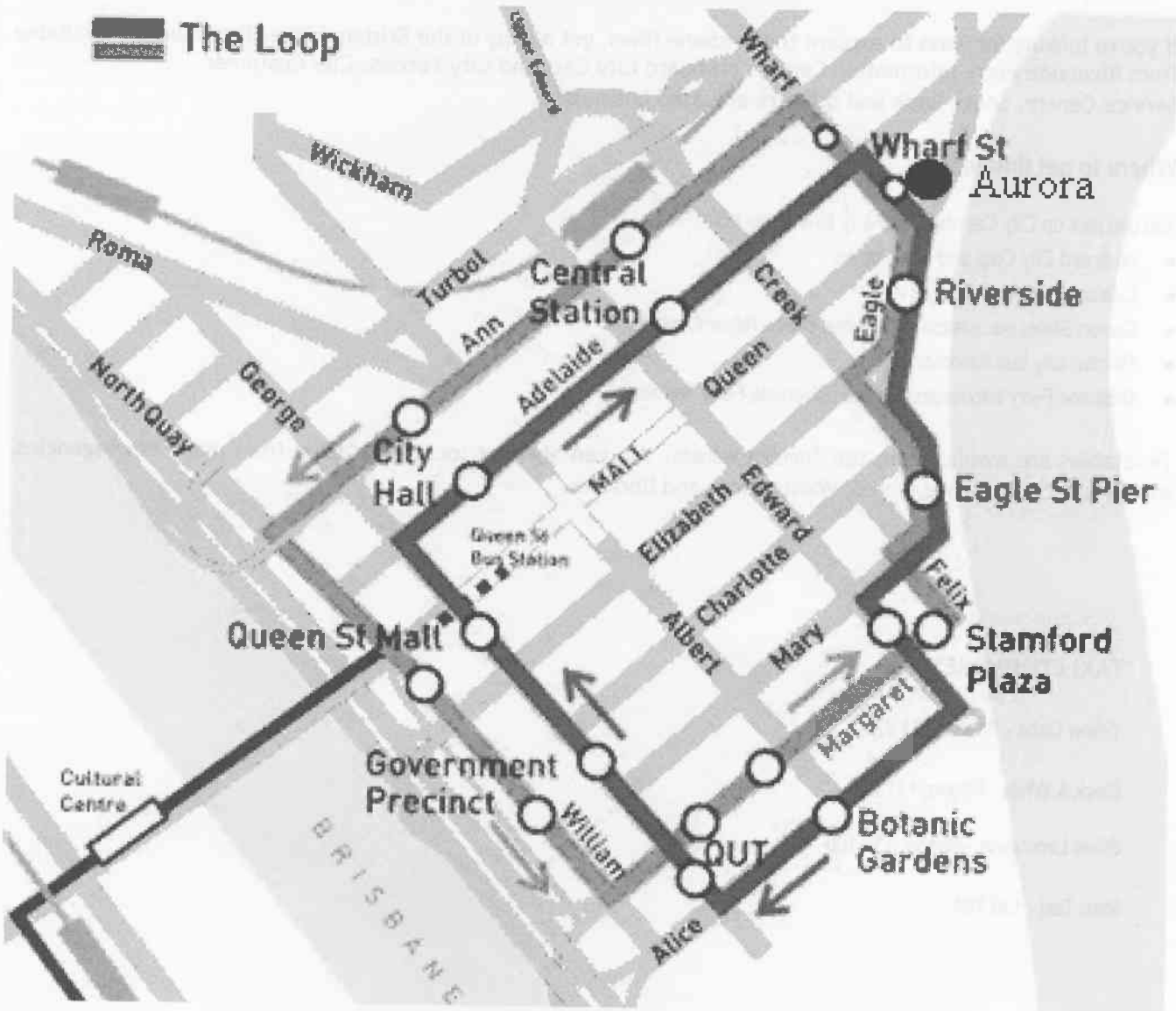
Bus Routes

General timetables phone: 131230

City Loop Route

The Loop is a free Council bus service that circles Brisbane's Central Business District. The Loop stops at several destinations including Central Station, Queen Street Mall, City Botanic Gardens, Riverside Centre, QUT and King George Square.

The bus stop for the City Loop services is outside the building in Wharf Street.





CITYCAT AND CITY FERRIES

City Cats operate from 5.50am until 10.30pm every day. Fares and timetable information are available on the Translink website.

Visit the Translink website to find out about the integrated public transport system in south east Queensland. You need only one ticket to use buses, trains and ferries within the zones printed on your ticket.

If you're looking for ways to explore the Brisbane River, get a copy of the Brisbane River Ferry Guide, available from Riverside Ferry Information Centre, on-board City Cats and City-Ferries, City Customer Service Centre, South Bank and other river-based businesses.

Where to get timetables

You can pick up City Cat and City-Ferry timetables from:

- on-board City Cats and City-Ferries
- Customer Service Centres
- Queen Street bus station information centre (Myer Centre)
- Garden City bus interchange
- Brisbane Ferry Information Centre (Riverside Ferry Terminal)

Timetables are available on the Translink website. You can also get local timetables from many newsagencies, some local convenience stores, Ward offices and libraries.

TAXI COMPANIES

Yellow Cabs - Phone: 131 924

Black & White - Phone: 131 008

Silver Limousine - Phone: 133 100

Maxi Taxi - 136 794