

# Welcome to Ascot Green

## FREQUENTLY ASKED QUESTIONS

### **WHAT TYPE OF CAR PARKING IS THERE?**

Car parking is provided in the basement. Apartments will have an allocated car parking space, some will be small carparks or tandems, refer to contract plans for full details. Car parking spaces suitable for persons with disabilities are also provided as well as a number of allocated visitor spaces.

### **IS THE CAR SPACE ON THE SAME TITLE AS THE CARPARK?**

Each car park is held as exclusive use.

### **IS THE CAR PARKING SECURE?**

Yes – access to the residential car parking in the basement will be via a security roller door. All visitors will need to be granted access via the video intercom located at the entry to the car park.

### **WHERE ARE THE MAILBOXES?**

The mailboxes are located in the external under cover area at the entry to the building, outside the main entry lobby.

### **WHAT TYPE OF AIR-CONDITIONING IS INCLUDED?**

Air Conditioning is fully ducted, zoned air-conditioning to all apartment allowing flexibility of use for all occupants.

The air conditioning condenser units are located on the roof of the building. Owners will be responsible for the maintenance of the air conditioning units which the building manager can help organise. We advise you to speak to your insurer about arranging insurance for your condenser unit.

### **HOW IS THE WATER METERED?**

Individually.

### **HOW IS THE ELECTRICITY METERED?**

Individually.

### **IS THERE NATURAL GAS SUPPLY TO MY APARTMENT?**

Yes, gas is supplied to apartments for the cooktop and hot water only and the usage billed at a fixed annual rate.

### **IS THERE CABLING FOR INTERNET AND PAY TV?**

Yes. Internet will be connected to the NBN network. Pay TV will be available via satellite to all apartments. Pay TV and DATA/phone points will be provided to each apartment in nominated locations. Owners will have to liaise directly with Foxtel to arrange installation and subscription to Pay TV service. Similarly, Owners are required to liaise directly with their chosen Internet Service Provider for the provision of internet services. Phone/data points are able to be utilised for either phone or data (but not both). This is configured at the home network hub.

### **HOW IS RUBBISH DISPOSED?**

There will be separate garbage and recycling chutes on each level, located in a communal refuse room accessed from the lobby at each level.

### **HOW IS ACCESS TO THE BUILDING GRANTED FOR VISITORS?**

Access is gained for visitors via a video intercom at the entry to the lobby, using the digits of your lot number, for example 20102 your

guest would enter 20102, (residents can grant access to the ground floor lobby and car park visitors remotely). Access to each apartment level is secure. Once apartment owners grant access to visitors from the apartment intercom, a lift will be called and will be programmed to travel to the floor level of the apartment being visited only.

#### **WHERE IS THE NEAREST SHOPPING CENTRE?**

Racecourse Village is a short walk or quick drive away at the end of Lancaster Rd, towards Nudgee Rd, Ascot, for your shopping convenience.

#### **WHERE IS THE NEAREST DOG PARK?**

Your nearest off leash dog park is located at the top end of McGill Ave, Ascot

#### **WHAT SHOPS ARE IN RACECOURSE VILLAGE?**

Racecourse Village features Woolworths store, Priceline Pharmacy, BWS, as well as other specialty stores which will offer a mix of restaurant, retail and commercial uses. Tenants will include a, medical center, dentist, cafes and bakery. A total of 279 car parking spaces will be provided for Racecourse Village.

#### **HOW DO I ACCESS ASCOT GREEN ON FOOT?**

Ascot Green can be accessed on foot from Lancaster Road or Nudgee Road. There will generally be 24-hour access available from both locations. Any temporary closures to access for maintenance, events or emergencies via be communicated between the Brisbane Racing Club and the Body Corporate.

#### **HOW DO I ACCESS ASCOT GREEN BY VEHICLE?**

Ascot Green can be accessed by car either from Lancaster Road or Nudgee Road. However, residents can only exit the site via Nudgee Road. Egress via Lancaster Road is restricted to commercial vehicles only as per the Development Approval. There are some restrictions to access on key events, please see EVENTS MANGEMENT below. Ascot Green also features footpath and cycleway that links Ascot Green to Lancaster Road or Nudgee Road.

#### **ACCESS TO COMMON AREAS?**

Can Tulloch House residents access the common roof top facilities of Ascot House?

Both Ascot & Tulloch House residents have access to the roof top facilities, the main pool deck located on level 1, as well as the adjacent gymnasium located on level 1 of Tulloch House.

#### **WHERE CAN I WASH MY VEHICLE?**

There is a dedicated car wash bay located to the left of the main driveway for use of both Ascot & Tulloch House purchasers, which needs to be booked via the onsite building managers.

#### **CAN YOU PROVIDE FURTHER INFORMATION FOR TRAINING ON THE TRACK?**

Horse training at Eagle Farm takes place early each morning, usually starting at around 2:30 or 3:00 am. Most of this training is carried out on the inner race track, but practice gallops are often held on the course proper to allow horses to get used to the actual racecourse.

#### **WHAT EVENTS ARE HELD AT THE EAGLE FARM RACE COURSE?**

As Ascot Green is located within the Brisbane Racing Club's Eagle Farm precinct, there are a range of events which take place during the year. These events will include major race day events such as the Stradbroke Handicap, Melbourne Cup, and smaller weekly racing on Wednesdays and Saturdays.

There are also a range of other events that take place at Eagle Farm which include the annual RACQ motor fest, social events such as movie screenings and the St Patrick's Day Celebrations. In addition, the club also hosts the Eagle Farm markets each week. We encourage residents to get involved in some of these exciting events in their new neighborhood.

The Brisbane Racing Club also hosts weddings in some their range of function areas including the beautiful historic Tote building.

Mirvac and the Brisbane Racing Club are working to create an Events Management Plan to address vehicular access, pedestrian access, hour of operation and other logistical matters during these range of events. A key part of the management of these events will be communication between BRC, Ascot Green residents and the Body Corporate. BRC will work closely with the Body Corporate and the Building Manager to communicate with residents ahead of events to advise of any relevant matters such as changes to site access.

Please note that, except for emergency situations, the Events Management Plan will ensure that residents will always have vehicular access to Ascot House.

Any further enquiries relating to events on or around the race track can be directed to your building manager [manager@ascotgreenliving.com.au](mailto:manager@ascotgreenliving.com.au)

#### **OWNER'S MANUAL**

For further information regarding the services to your apartment, please refer to the Owner's Manual which will be made available upon settle of your apartment. The Owner's Manual will also contain information regarding appliance warranties and structural building warranty.

#### **POST COMPLETION**

After settlement, Mirvac has a dedicated team to assist you with any issues or concerns that may arise in the first 6 months after settlement. For further details regarding this process, please refer to the Owner's Manual mentioned above.

#### **ADDITIONAL QUESTIONS:**

Should you have any additional questions regarding the development or your purchase or the lead up to Settlement please do not hesitate to reach out to our Settlement Team at [ascotgreen@mirvac.com](mailto:ascotgreen@mirvac.com).