

# Building Management Announcement

9 December 2014

## 201 Kent Street – End of Journey Facilities

We are pleased to announce the grand opening of the new End of Journey Facilities located on Level 1 from Tuesday, 9 December 2014.

These new premium facilities are for the benefit of all 201 Kent tenants, and occupiers.

The facilities include two secure bicycle storage facilities with full access control and upgraded storage racks to greatly increase capacity. The facilities also benefit from having fixed bicycle repair stands including air pump available for the use of all cyclists. Included in bike room 1 there are also temporary (automatically open at 8pm daily) secure, PIN-activated lockers.

In addition to the upgraded bicycle storage, new locker and shower amenities are located on Level 1. These facilities comprise separate male and female bathrooms, each with self-contained shower and change cubicles, as well as temporary (automatically open at 8pm daily) secure, PIN-activated lockers. Opposite the bathrooms there is also a drying room providing ventilated drying cabinets for temporary storage of wet gym gear.

For your convenience, a fresh towel service will be provided daily at no cost – towels will be located within each bathroom.

We trust you will enjoy making the most of these great new facilities!



## Frequently Asked Questions

**Q. Who can use the facilities?**

**A.** Any tenant or member of staff who resides at 201 Kent Street.

**Q. How do I access the facilities?**

**A.** As the facilities are secure with access control, your access card will be re-programmed to provide access to these new areas.

Included as part of this notification, each member of staff should familiarise themselves with the End of Journey Facilities terms and conditions document. Note, all individuals who make use of the facilities will be deemed to have accepted the Terms and Conditions. Building security will then program your card to the required access level, ready for access on the morning of Tuesday, 9 December 2014.

**Q. Where are the facilities located?**

**A.** The facilities can be found on Level 1 – the secure bike storage area 1 and 2 are accessible by the automatic fire door on Napoleon St. Bike storage area 1 is located via the corridor and black directional decals and bike storage 2 is located on the loading dock in the old bike room location.

The shower facilities and drying room are in the main corridor that leads to the Goods Lift. Please refer to the attached map for further information.

**Q. What is provided in the shower facilities?**

**A.** Fresh towels, lockers, hand soap, hairdryers, ironing equipment and drying cupboards.

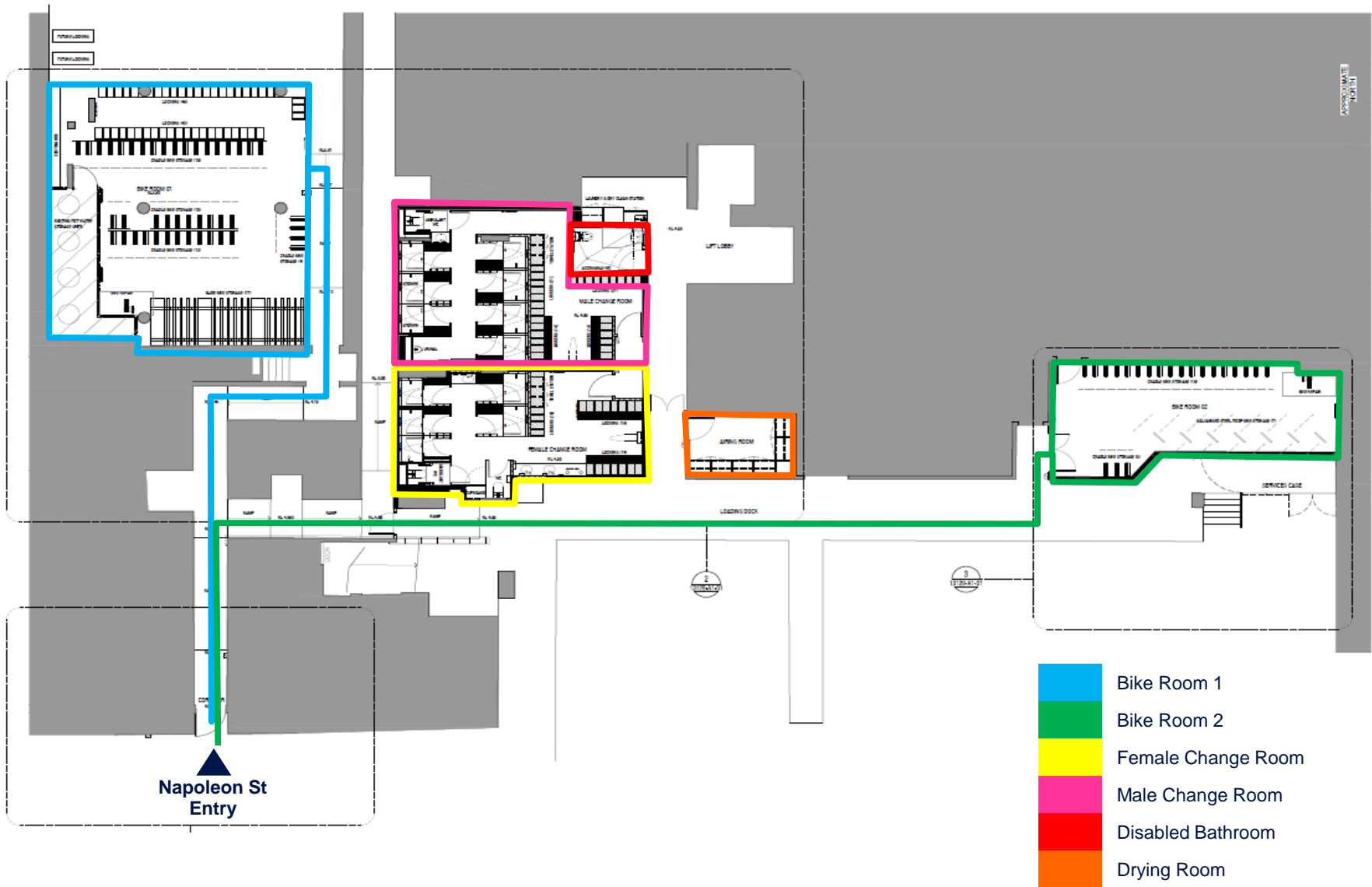
**Q. How do I use the lockers?**

**A.** Users will be able to set their own PIN code to secure the locker up until 8pm. Importantly, users are responsible to ensure they remove their personal belongings before the lockers automatically open at 8pm daily. Management will not be liable for any lost or stolen goods.

**Q. Has management considered the environmental impact of these facilities?**

**A.** Yes, the lighting installed throughout the bathrooms is all low voltage LED and hot water system is gas heated.

# 201 Kent Street End of Trip Facilities



**IMPORTANT NOTICE**  
**Bicycle Parking Racks**  
**201 Kent Street, Sydney**  
**General Rules and Conditions – December 2014**

**Attention all persons using the bicycle parking racks**

*If you use the bicycle parking racks, you may only use the bicycle parking racks on these terms and conditions.*

*If you do not accept these terms and conditions you must not use the bicycle parking racks. Storing a bicycle in the bicycle parking racks is deemed to be acceptance of these terms and conditions set out below.*

**1. YOUR OBLIGATIONS**

- (a) You enter and use the bicycle parking racks at your own risk.
- (b) While using the bicycle parking racks you:
  - (i) must comply with all signs and all reasonable directions and requests made by us;
  - (ii) must not touch or interfere with any other bicycle including ensuring your locking mechanism does not secure another bicycle; and
  - (iii) may have access to or remove your bicycle from the bicycle parking racks 24 hours per day
- (c) You agree that entry to the bicycle parking racks is by way of security access pass, and that access to the loading dock outside building hours is also by way of security pass.
- (d) You must:
  - (i) not cause obstruction in or at the entrance to or around the bicycle parking racks;
  - (ii) not use the bicycle parking racks other than:
    - (A) for the purposes for which they were designed; and
    - (B) in accordance with any instructions that our authorised officer may give; and
  - (iii) not let any person into the loading dock or bicycle parking racks;
  - (iv) comply with all reasonable directions and requests made by our authorised officer.
- (e) You must:
  - (i) not consume alcohol within or near the bicycle parking racks;
  - (ii) not litter the area in or surrounding the bicycle parking racks; and
  - (iii) only store a working bicycle in the bicycle parking racks.
- (f) You must park your bicycle:
  - (i) in the next available racking that is furthestmost from the point of entry to the bicycle parking racks; and
  - (ii) in a neat and orderly manner.
- (g) Bicycles left in the bicycle parking racks for a period greater than seven (7) continuous days may be removed from the bicycle parking racks and stored by us at your cost. After ninety (90) days we may sell your bicycle to recover the costs incurred by us in storing your bicycle. In selling we may proceed in such a manner as we think fit in our absolute discretion and we are not obliged to obtain the best price or to account to you for the proceeds of the sale.
- (h) You must:
  - (i) dismount your bike in a responsible manner prior to entering the premises; and
  - (iii) obey traffic rules at all times

**2. OUR RIGHTS**

- a) We may refuse entry to the bicycle parking racks to any person or bicycle at our absolute discretion.

- b) We may observe and record your use of the bicycle parking racks with security surveillance cameras and other monitoring devices, but we are not obliged to do this.
- c) We have the right, at our discretion, to move your bicycle (including moving it to any location outside the bicycle parking racks). If we move your bicycle, these conditions continue to apply. We are not liable for any damage caused to your bicycle when we move it.

### 3. LIABILITIES AND INDEMNITIES

- a) We are not liable to you or any person with you, and you release us to the full extent the law permits, from all actions, claims and demands of any kind directly or indirectly resulting from:
  - i. loss of or damage to any property (including, without limitation, loss or damage to bicycles or to anything attached to them);
  - ii. the injury to or the death of any person (including, without limitation, you and anybody else, and the death or injury to anyone using bicycles);
  - iii. the theft of bicycles or any of their parts, equipment or contents; or
  - iv. unauthorised delivery or pick-up of your bicycle or any other bicycle whether authorised by you or anybody else or not, while using, entering or leaving the bicycle parking racks except to the extent that the death, injury, loss or damage is caused or contributed to by our negligence.
- b) You indemnify us against all actions, claims, demands, liability, loss, damage, penalties, payments, costs, charges and expenses (including legal costs and disbursements on a full indemnity basis whether incurred by or awarded against us) arising from:
  - i. your use or misuse of the bicycle parking racks; and
  - ii. any loss of or damage to any property or injury or death to any person from any cause which is caused or contributed to by you (including, without limitation, loss, damage, injury or death cause or contributed to by your bicycle(s) whether parked or moving or the riders of your bicycle(s), while using, entering or leaving the loading dock, except to the extent that it is caused or contributed to by our negligence.
- d) We are not liable to you for delivery of your bicycle to any person who did not have authority to take your bicycle.

### 4. INTERPRETATION

- a) These conditions may only be altered by a written agreement between you and us.
- b) If any of these conditions are illegal or unenforceable, the offending part is to be disregarded and does not affect the remaining parts.
- c) In these conditions references to:
  - i. 'we', 'us' and 'our' means Maritime Nominees Pty Ltd ACN 095 375 296, 201 Kent Street building management and its employees, agents and independent contractors or both;
  - ii. 'your bicycle' includes a bicycle brought by you into the loading dock or near the bicycle parking racks and includes any items on or attached to the bicycle;
- d) 'you' means any person bringing any bicycle into or near the bicycle parking racks;
  - i. 'loading dock' means the loading dock in which the bicycle parking racks are located.
  - ii. Our acceptance of your bicycle into the bicycle parking racks is subject to the provisions of the *Disposal of Unclaimed Goods Act 1961* which Act confers on us a right of sale exercisable in certain circumstances after an interval of not less than one month from the date on which the bicycle is ready for redelivery or the date on which you are informed is the date when a bicycle is ready for redelivery (whichever is the latter).

### 5. CONTACT

Please contact Building Security (9391 2211) and leave your name and contact telephone number(s) if you have any queries or wish to notify us of a problem or incident in the bicycle parking racks.

**IMPORTANT NOTICE**  
**Locker & Shower Facilities**  
**201 Kent Street, Sydney**  
**General Rules and Conditions – December 2014**

**Attention all persons using the shower and locker facilities**

*If you use the locker or shower facilities, you may only use the facilities on these terms and conditions.*

*If you do not accept these terms and conditions you must not use the locker or shower facilities. Use of these facilities is deemed to be acceptance of these terms and conditions set out below.*

**1. YOUR OBLIGATIONS**

- a) You enter and use the facilities at your own risk.
- b) While using the facilities you:
  - i. must comply with all signs and all reasonable directions and requests made by us;
  - ii. may have access to the facilities 24 hours per day
- c) You agree that entry to the facilities is by way of security access pass.
- d) You must:
  - i. not cause obstruction in or at the entrance to or around the facilities with any personal items;
  - ii. not use the facilities including lockers other than:
    - A. for the purposes for which they were designed; and
    - B. in accordance with any instructions that our authorised officer may give; and
  - i. not let any person into the facilities;
  - ii. comply with all reasonable directions and requests made by our authorised officer.
- e) You must:
  - i. not consume alcohol within or near the facilities;
  - ii. not litter the area in or surrounding the facilities; and
  - iii. only store personal belongings in the lockers.
- f) You must only store personal items in the lockers provided:
  - i. in a neat and orderly manner.
  - ii. set a personalised code using the key pads
  - iii. **remove all items before the lock code is re-set, (by 8pm every night).**
- g) Personal items left in the lockers after 8pm each night risk these items being subject to interference or theft by other users. Items left in unsecured lockers will be removed at the end of each day and stored by us at your cost. After ninety (90) days we may sell your personal items to recover the costs incurred by us in storing your personal items. In selling we may proceed in such a manner as we think fit in our absolute discretion and we are not obliged to obtain the best price or to account to you for the proceeds of the sale.
- h) You must:
  - i. use the facilities in a responsible manner; and
  - ii. (ii) obey all rules

**2. OUR RIGHTS**

- a) We may refuse entry to the shower and locker facilities to any person at our absolute discretion.
- b) We have the right to remove any belongings that are not properly stored in the lockers provided. If we remove your belongings we are not liable for any damage caused to your personal items when we move it.

### 3. LIABILITIES AND INDEMNITIES

- a) We are not liable to you or any person with you, and you release us to the full extent the law permits, from all actions, claims and demands of any kind directly or indirectly resulting from:
- i. loss of or damage to any property (including, without limitation, loss or damage to personal items;
  - ii. the injury to or the death of any person (including, without limitation, you and anybody else);
  - iii. the theft of any contents stored in the lockers.
- b) You indemnify us against all actions, claims, demands, liability, loss, damage, penalties, payments, costs, charges and expenses (including legal costs and disbursements on a full indemnity basis whether incurred by or awarded against us) arising from:
- i. your use or misuse of the facilities; and
  - ii. any loss of or damage to any property or injury or death to any person from  
any cause which is caused or contributed to by you (including, without limitation, loss, damage, injury or death caused, except to the extent that it is caused or contributed to by our negligence.

### 4. INTERPRETATION

- a) These conditions may only be altered by a written agreement between you and us.
- b) If any of these conditions are illegal or unenforceable, the offending part is to be disregarded and does not affect the remaining parts.
- c) In these conditions references to:
- i. 'we', 'us' and 'our' means Maritime Nominees Pty Ltd ACN 095 375 296, 201 Kent Street building management and its employees, agents and independent contractors or both;
  - ii. 'you' means any person using the facilities including when entering or exiting the facilities.
  - iii. 'facilities' means the area in which the lockers and showers are located.
- d) Our acceptance of your use of the facilities is subject to the provisions of the *Disposal of Unclaimed Goods Act* 1961 which Act confers on us a right of sale exercisable in certain circumstances after an interval of not less than one month from the date on which the personal items are ready for redelivery or the date on which you are informed is the date when personal items are ready for redelivery (whichever is the latter).

### 5. CONTACT

Please contact Building Security (9391 2211) and leave your name and contact telephone number(s) if you have any queries or wish to notify us of a problem or incident in the shower and locker facilities.