



Access & Security Strategy

5 SKYLINE PLACE, FRENCHS FOREST

The Skyline development will comprise two separate Stratum's, (Seniors Housing and Commercial). The Manager will manage the two components of the building separately as each will contribute separate levies to their respective funds. The shared areas within the building and shared services will be managed collectively via a Management Statement which governs how each of the two stratum's manage and contribute to the cost of those areas and services, that are common to both.

The building will include an access and security system which can manage access to the entire building. All security doors will be equipped with credentialed readers only accessible via key fobs, issued to the Seniors Housing and commercial owners/tenants, such that they only have access to those parts of the building, to which they are entitled.

Broadly, the apartment owners have access to the Basement Level (for Parking), the Lower Ground Floor (through which they drive), the Ground Floor Seniors Housing lobbies, L1 Common area and their apartment floor on L1 through to L5. The commercial strata owners/occupiers will have access to the Lower Ground Floor for parking (but not the basement) their own commercial tenancies and the commercial garbage room.

Two lifts are provided in each lift core, increasing the number of lifts from 2 to 4 in the current scheme. This allows seniors lower waiting times for lift travel and provides a back-up in the event of a lift break-down.

The pedestrian lifts will be similarly controlled so that residents can only get access to the Basement, Ground Floor, L1 & L5 for the Community Facilities, but only the floor on which they live. The Commercial Owners/Tenants will only be able to access the Lower Ground Floor and Ground Floor. The fire stairs will also be secured allowing similar privileges. Both the Lifts and Fire Stairs are fitted with Intercoms to allow someone trapped to seek help. The lift programming can ensure that for any residents entering a lift on the basement level, the lift will not stop on the lower ground level, unless that level has been selected.

For the most part, Plant Rooms and Roof areas will accommodate electrical switch gear, communications, security (Including the aforementioned security access system), mechanical plant, hydraulics, gas and fire systems. These will generally be shared services and will need to be accessible only by maintenance contractors, but typically not residents or tenants. The Managers will control access to these areas.

The key principles of the access strategy will be implemented by the building manager to ensure clear and secure access separation of the commercial and seniors living dwellings. Safety is a priority for the residents and commercial tenants of Skyline Place. Video monitoring will be installed in high traffic areas, as well as a video intercom to enhance the security of the building.

Visitors to the building will need to contact the party they are visiting via a video intercom station located at the Lower Ground Floor visitor car park and the Ground Floor Seniors Housing lift lobbies. The party being visited will then press a button in their apartment, which will allow access to the Visitor Parking. There will be an additional Intercom, with appropriate signage, located at the lifts on the lower ground level. From here, visitors will contact the resident whom they are visiting to provide access to the level of their dwelling