

EAST LAKES
LIVE

Frequently Asked Questions
19 Evans Avenue, Eastlakes

Frequently Asked Questions

Building Overview

1. Who is the developer?

Crown Group.

2. Who is the architect?

Francis-Jones Morehen Thorp (FJMT).

3. What is the site area?

The site is 6,098 sqm in area.

4. How tall are the buildings?

- Building A: Approx. 19m
- Building B: Approx. 19m
- Building C: Approx. 25m

5. How many apartments are there in Eastlakes Live by Crown Group?

There are 134 apartments. There are 3 buildings proposed with the highest building being 7 levels.

- Building A: 44 apartments over 6 levels.
- Building B: 63 apartments over 6 levels.
- Building C: 27 apartments over 7 levels.

6. Is the DA approved?

Yes, pending approval for Building C.

7. Is it strata title?

Yes.

8. What is the timing on construction?

Eastlakes Live by Crown Group is due for completion in Quarter 2, 2020.

9. Is the internal communal courtyard a public thoroughfare?

The podium is strictly for residents only where they can enjoy gardens, water features, swimming pool, BBQ and gym facilities.

10. What are the security features of the building?

There are security video panels at all building entries as well as lift destination control to apartment levels and the basement carpark.

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11. Are there any car share spaces?

No.

12. Are there any visitor spaces?

Yes.

13. What are the external building materials and finishes?

The selection of materials and finishes for Eastlakes Live by Crown Group are acknowledged as highly important in the context of achieving design excellence. The buildings within the development are characterised by a combination of contemporary materials including clear glazing, render paint, and metal vertical elements carefully chosen to breakup the façade of the buildings and provide privacy screening as required. Building C is the landmark building of the site, defined by its circular form and series of vertical elements differentiating it from the remaining buildings.

14. Is there disabled access?

Yes. Measures have been implemented to provide disabled access to the site, common areas, accessible parking, sanitary facilities, and residential accommodation.

15. Vehicular access and parking

Vehicle access to the development will be obtained via Evans Avenue on the site's southern boundary. This will connect with three levels of basement car parking. The basement levels are designed to accommodate resident, retail and visitor vehicles. In terms of removalist trucks, it is expected that future tenants will use a Small Rigid Vehicle (SRV) or smaller vehicles, which can be accommodated within the loading dock. This will be arranged with the Building Manager.

16. Is the site serviced with utilities?

Yes, the site is currently served by water, electricity, gas and telecommunications.

Frequently Asked Questions

Internal Design

1. How many lifts are in the building?

Building A – 2 lifts

Building B – 2 lifts

Building C – 2 lifts

2. What are some of the technical features of the apartments?

The apartments all have AV security intercom, free-to-air television, NBN cable ready, telephone points and Foxtel cable ready.

3. How many air conditioning zones are there in my apartment?

All apartments will have ducted air conditioning. The zoning of the air conditioning is as follows:

- 1 Bed: One zone
- 1 Bed + ST: Two zone
- 1 Bed + Flexi: Two zone
- 2 Bed: Two zone
- 2 Bed + ST: Two zone
- 2 Bedroom + Flexi: Two zone
- 3 Bedroom: Two zone
- Penthouses: One for the living area and each bedroom zoned individually.

Note: only one zone (either the living zone or the bedroom zone) can be operational at a point in time.

4. What sound insulation quality exists between apartments?

Apartment walls, ceilings and floor insulation will comply with the Building Code of Australia (BCA) and applicable Australian Standards (AS).

5. Are there any winter gardens?

No. There are only open balconies.

6. How many types of finishes can I choose from?

The typical apartments offer a light scheme only, and the penthouses have their own finishes. You can find more details of these on the finishes page contained within the Contract of Sale.

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Internal Design

7. Can the finishes and appliances schedule be upgraded/changed/combined?

Finishes and appliances cannot be upgraded, changed or combined.

8. Do the apartments come with blinds and furniture?

No.

9. Do I get a storage cage?

All of the apartments come with storage contained within the apartment and in the basement.

10. Do I get a car space?

Yes, all apartments come with a car space. Please check with your Agent or the Crown Group Representative on which apartments come with a car space.

11. What is the floor-to-ceiling height?

Typically, 2.7m high for living and bedrooms and minimum 2.4m for kitchens and bathrooms.

Frequently Asked Questions

The Facilities

1. What are the amenities within the building?

Eastlakes Live by Crown Group will feature:

- A gymnasium;
- 25m outdoor heated pool with connected function room;
- A rooftop garden lounge/bar with city and district views;
- Oculus (water feature)
- Water Gardens

2. How big is the swimming pool?

The size of the swimming pool is approximately 25m long x 4m wide.

3. How do I manage my waste?

Key waste management features in the project are:

- Provision of centrally located garbage chutes across all residential levels that will service all buildings and connect with dedicated waste rooms located in Basement Level.
- Three residential waste storage areas/rooms located in basement that include carousel compactor systems.

Frequently Asked Questions

Surrounds

1. What will the surrounding development look like?

The built-form within the immediate surrounds of the site is made up of existing residential buildings, houses, and an existing shopping centre. Land to the South is the subject of redevelopment by Crown Group for a mixture of residential and redevelopment of the existing shopping centre.

2. Are there any heritage overlays on the site?

No.

3. What are the Transport access options?

The site is well serviced by public transport with a number of bus services stopping along Gardeners Road, Evans Avenue and Racecourse Place including the 301, 303, 343 and 357, providing connections to CBD, Redfern, Circular Quay, Surry Hills, Waterloo, Rosebery, Pagewood, Kingsford, Mascot, Brighton, Zetland, UNSW, Ramsgate, Dolls Point, Sans Souci.

4. What are the landscape and public domain features?

Public Park

Eastlakes Reserve is a large park to the South-West of the site boundary which incorporates extensive landscaping, children's playground, outdoor gym equipment and public domain works.

Evans Avenue

The pedestrian path along the site's northern frontage will be improved with the provision of new paving, public domain works and street trees in accordance with Council's street tree policies.

5. Is there any Public Art within the development?

No.

6. What are the Pedestrian Access points?

- Pedestrian access to the shopping centre is off Evans Avenue via the main entrance next to the Building C residential lobby, and a secondary entry to the eastern boundary of the site into the centre.
- Access for residents from the street is directly off Evans Avenue into the main lobby for the complex located in Building C. Once on the private podium, residence can access their individual buildings.

Frequently Asked Questions

Purchasing

1. Is the price guaranteed?

The price as shown in the Contract for Sale is guaranteed.

2. Is GST included in the price?

The price is inclusive of GST.

3. Does the sale need to be “arm’s length”?

The sale must be at ‘arm’s length’ (i.e. one in which both the seller and purchaser act completely independently of each other and have no connection or relationship to each other) to a credit worthy purchaser. If this is not the case then the responsible Selling Agent must approach and seek approval from Crown Group to make the sale.

4. Is there a limit on a bulk purchase of apartments?

A purchaser wanting to make a bulk purchase of apartments should be reported to Crown Group as early as possible. Typically, any one entity or individual must not purchase three or more apartments or lots which represent:

- Greater than 20% of the total number of apartments or lots; and/or
- 10% or more of the total sales value.

This test can be completed by a Crown Group development representative.

5. What deposit is required?

A non-refundable deposit of at least 10% must be held. The preference of the deposit payable is Cash and Bank Guarantee.

However, the deposit may be a deposit bond provided:

- The issuer or underwriter has to be QBE.
- The bond is unconditional and payable on demand until its expiry date; and
- The bond’s expiry date is in accordance with the ‘sunset clause’ in the contract for sale.

6. When is the full deposit payable?

10 business days after signing the contract.

7. Who gets interest on the deposit if it is cash?

The interest is shared equally between the purchaser and the vendor.

8. How have the estimated owner’s corporation levies been calculated and how do they compare to other similar developments?

The owner’s corporation levies for the residential apartments have been calculated as a proportion of all of the uses within the building, including retail. This means more of the operational and maintenance costs can be shared with the other building uses, including insurance, on site management, security, and the running costs of the recreational areas. Below is an approximate breakdown of the levy allocations.