




East Village

Corner of Francis Ave & Davenport Street, Karrinyup

FAQ

(Internal Use Only - Not for Buyer Distribution)

PROJECT INFORMATION

Address	<p>Site located on the corner of Francis Avenue and Davenport Street, Karrinyup.</p> <p>Is currently part of the shopping centre parent lot, the address of which is 200 Karrinyup Rd. This lot is will be subdivided to create a new lot for the residential development, address TBC.</p>
Project Website	<p>http://karrinyupbyblackburne.com.au/</p>
Developer	 <p>One of the largest private developers in Western Australia with a long track record of success.</p> <p>More recently, Blackburne's Monarc Apartments was awarded the 2015 UDIA WA Award for Excellence in the Medium Density category. In 2016, Blackburne's Aria Apartments Swanbourne was awarded UDIA Award for Excellence in the High-Density category. In 2018, The Cove was awarded UDIA Award for Excellence in the Medium Density category.</p> <p>The Blackburne family name has been involved with the Perth property industry since 1967 (Paul's father John is still a current board member). The current business commenced in 2003 and has 70 staff with head office in Western Australia and offices in Victoria and Queensland. Key business areas include:</p> <ul style="list-style-type: none"> ○ Property Development - One of the largest private developers in WA. We have a large team of internal Development Managers and a Development Director to ensure the projects get built quickly and to a high quality with large Australian builders. We develop 2-4 projects per year between 50 apartments and 200 apartments each. Most projects are around 100 apartments. ○ Property Management - Blackburne property manages over 1400 properties. Locals like to use Blackburne for property management as they have already built a good name in the industry and they provide comprehensive management services. ○ Strata Management - Blackburne Strata manages over 4,000 residential and commercial properties. Blackburne also handles the strata management of all Blackburne developments so we can ensure accurate upfront budget/levies and quality ongoing management of the buildings. ○ Finance - Blackburne has an award-winning team of mortgage brokers ready to assist your clients finance needs if required. ○ Established Property Sales - Blackburne also does sub sale/resale reselling (usually 60 days to resell a property)
Recent Projects	<p>ONE SUBIACO Status: 130 sold as at Feb 2020 Size: 242 Apartments, 16 Commercial</p> <p>ESSENCE CLAREMONT Status: Complete Size: 143 Apartments, 5 Commercial</p>

	<p>MARINA EAST ASCOT Status: Under construction, completion March 2020 Size: 91 Apartments, 2 Commercial</p> <p>AZURE ROCKINGHAM Status: Completed January 2019 Size: 51 Apartments, 2 Commercial</p> <p>ENCLAVE APARTMENTS EAST PERTH Status: Completed September 2018 Size: 69 Apartments</p> <p>THE COVE NORTH FREMANTLE Status: Completed April 2018 Size: 26 Apartments <u>Winner UDIA WA Awards for Excellence – Medium Density Category</u></p> <p>ORACLE APARTMENTS PERTH Status: Completed September 2017 Size: 130 Apartments, 3 Commercial <u>Finalist UDIA WA Awards for Excellence – High Density Category</u></p> <p>ARIA SWANBOURNE Status: Completed May 2016 Size: 156 Apartments <u>Winner UDIA WA Awards for Excellence – High Density Category</u></p> <p>MONARC APARTMENTS Status: Completed July 2015 Size: 67 Apartments <u>Winner UDIA WA Awards for Excellence – Medium Density Category</u></p> <p>ENCORE APARTMENTS Status: Completed March 2015 Size: 87 Apartments, 2 Commercial lots <u>Finalist UDIA WA Awards for Excellence – Affordable Development Category</u></p> <p>PROXIMITY APARTMENTS Status: Completed May 2015 Size: 89 Apartments, 2 commercial</p> <p>LUXTON APARTMENTS Status: Completed December 2014 Size: 44 Apartments. 3 Commercial lots</p> <p>WESTGATE Status: Completed Feb 2014 Size: 21 Commercial lots</p> <p>HAVEN APARTMENTS Status: Completed May 2014 Size: 76 Apartments & 3 Commercial lots <u>Finalist UDIA WA Awards for Excellence – High Density Category</u></p>
Builder - TBA	A builder will be appointed in mid 2020. Key criteria are a dependable and reputable builder, professional and financially secure.
Architect	Hames Sharley is a multi-award-winning national design practice specialising in Architecture, urban design and interior architecture. The company has a proven track record over four decades of successfully delivering the types of medium-sized,

	<p>mixed-use developments.</p> <p>Hames Sharley was part of the UDIA winning consortium – along with Blackburne – which developed the Subiaco Square project. In addition, Hames Sharley has experience in ‘place-making’ retail assets such as The Mezz shopping centre in Mount Hawthorn.</p> <p>Recently Hames Sharley has released to the market a 21-storey mixed use Development in East Perth and several other mixed developments are in the pipeline across the country including Bexley & Kellyville in NSW, Northbridge and Ascot Waters in WA, King St in Townsville QLD as well as delivering exemplar housing diversity outcomes like Sturt St in South Australia; which won best affordable housing project in the 2015 PCA awards.</p> <p>This is our 4th project with Hames Sharley, others projects include Westgate, Essence apartments in Claremont, Marina East in Ascot and One Subiaco</p>
<p>Other Consultants</p>	<p>Acoustic Engineer Herring Storer</p> <p>Building Certifier Milestone</p> <p>Electrical Engineer Engineering Technology Consultants (ETC)</p> <p>Energy Assessor Estill Associates</p> <p>Fire Engineer Strategic Fire Consultants</p> <p>Hydraulic Engineer Lucid Engineering</p> <p>Landscaping Architect Tim Davies Landscaping</p> <p>Mechanical Engineer SG & K</p> <p>Quantity Surveyor CCMA</p> <p>Structural Engineer Wood & Grieve Engineers</p> <p>Surveyor Land Surveys</p> <p>Town Planner Planning Solutions</p> <p>Traffic Engineer Aurecon</p> <p>Waste Management Encycle Consultants</p>

# of Apartments	94 apartments + 3 commercial
Land Size	5,611 sqm
Apartment Mix	<ul style="list-style-type: none">○ 31 x One-bedroom apartments○ 6 x Two-bedroom one-bathroom apartments○ 35 x Two-bedroom two-bathroom apartments○ 22 x Three-bedroom two-bathroom apartments
Construction Commencing	Construction Commencing September 2020
Estimated Completion	Construction period is approximately 18 months which should see titles and settlements mid-2022.
Sunset Date (Registration Date)	30 June 2024
Planning Approval	This project has received Development Approval.
Council	City of Stirling

LOCATION

Parks and Recreation Facilities	<ul style="list-style-type: none"> ○ Trigg beach – 3km ○ Lake Gwelup – 300m ○ Trigg bushland – 300m ○ Scarborough Beach – 4km ○ Secret Garden – 4kms ○ Lake Karrinyup Country Club and Hamersley Public Golf Course – <1km
Shopping, Cafes & Restaurants	<p>KARRINYUP SHOPPING CENTER REDEVELOPMENT</p> <ul style="list-style-type: none"> ○ https://www.karrinyupcentre.com.au/development/about ○ \$800M Investment ○ Doubling floor space (59,874m2 to 109,000m2) ○ Adding 110 stores ○ International retailers and new fashion loop ○ Alfresco dining precinct ○ State-of-the art 10 screen HOYTS Cinema, ○ Large piazza and landscaped community space. ○ East end complete before September 2020 ○ H&M and MECCA now open ○ New ALDI and Coles expected to open mid 2021 to join Woolworths as part of the Fresh Food Precinct. Will include local growers, in-store bakery, gourmet deli, cheese wall, olive bar, open style meat counter, market style fresh produce area. ○ Creating 2500 jobs during construction and 2500 long term retail, support and management roles ○ Built by Multiplex ○ Designed by Hames Sharley ○ 290 stores ○ 4500 parking spaces <p>EAT & DRINK</p> <ul style="list-style-type: none"> ○ Tom's Italian 4.1* - Italian ○ North Beach Deli 4.2* - Café ○ Pizzaca 4.4* - Woodfired Pizza Cafe ○ LaBuda Juice Bar 4.7* - Café ○ Clarke's 4.5* - Modern Australian ○ Island Market - 3.8* ○ Yelo 4.4* - Café ○ La Capannina 4.1* - Restaurant ○ Zeal Vietnamese Restaurant 4.6* (33) ○ Restaurant · 111b Flora Terrace ○ Opens at 5:30 pm ○ Regular Coffee Company 4.5* - Café ○ Little Sisto 4.6* - Cafe ○ Canteen Trigg 4.0*
Entertainment	<ul style="list-style-type: none"> ○ New state-of-the art 10 screen HOYTS Cinema, including 2 Xtremescreens
Transport	<ul style="list-style-type: none"> ○ Perth CBD – 12km <p>Buses Karrinyup bus station located next to Karrinyup Shopping Centre has five stands and is served by six Transperth routes. The route 423 bus takes 15 minutes to reach the Stirling Train Station (Joondalup Line)</p> <p>Trains The Perth to Joondalup train line runs through Stirling with the Stirling Street station 7.6kms from Karrinyup Shopping Centre. The train takes 16 minutes to reach the city</p>

	<p>Major Roads Karrinyup Rd provides direct access to the Mitchell Freeway, 12km (15 minutes to the CBD).</p>
Health & Education	<p>Universities</p> <ul style="list-style-type: none"> ○ Edith Cowan University – Joodalup 18kms, 16 minutes www.ecu.edu.au ○ Edith Cowan University – Mount Lawley 11kms, 17 minutes www.ecu.edu.au ○ Curtin Business School – CBD, 12kms, 16 minutes www.curtin.edu.au <p>Schools</p> <ul style="list-style-type: none"> ○ St Mary's Anglican Girls' School – less than 1km ○ Hale School – 5.7km ○ Sacred Heart College – 8.7km ○ Carine Senior High School – 4.4km ○ North Beach Primary School - 3.7km ○ Lake Gwelup Primary School - 3.5km ○ Karrinyup Primary School – 2.1km <p>Hospitals</p> <ul style="list-style-type: none"> ○ Glengarry Private Hospital – 7.7km ○ Serapis Day Hospital – 650m ○ Osborne Park Hospital – 3.4km ○ St John of God Hospital – 12km
Karrinyup Shopping Centre Redevelopment	<ul style="list-style-type: none"> ● KSC Redevelopment https://www.karrinyupcentre.com.au/development/about <ul style="list-style-type: none"> ○ \$800M ○ Doubling floor space (59,874m² to 109,000m²) adding 110 stores ○ Supermarkets, international retailers, fashion loop, alfresco dining precinct, state-of-the art 10 screen HOYTS Cinema, large piazza and landscaped community space. ○ Creating 2500 jobs during construction and 2500 long term retail, support and management roles ○ Built by Multiplex ○ Designed by Hames Sharley ○ 290 stores ○ 4500 parking spaces ○ East end complete before September 2020 <p>Programme JANUARY 2020 Works on West Site started APRIL 2020 Big W Mall re-opens + (12 tenancies) August 2020 First half of Fashion Loop and Café Court complete (50 tenancies) JUNE 2021 Fresh Food precinct complete SEPTEMBER 2021 Restaurants complete HOYTS complete</p>

	<p>NOVEMBER 2020</p> <p>Stage 5 & 6 – Balance of Fashion Loop & Café Terrace (85 tenancies)</p> <ul style="list-style-type: none"> • New second Concierge & Customer Lounge • Kids Play • New car parking (North East block) • New loading docks <p>Hours of trading</p> <ul style="list-style-type: none"> • Loading Docks only open from 7am – 6pm on weekdays as per DA requirement • Fresh Food 6am – 9pm (18 tenancies) • Dining Terrace 8am – 6pm (16 tenancies)
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PROJECT FEATURES

<p>Project Features & Key Selling Points</p>	<p>Key Selling Points</p> <ul style="list-style-type: none"> ○ 1. Location – Shopping Centre, Trigg beach 3kms, 12kms to CBD ○ 2. Views – Lake Gwelup, City, Hills, Karrinyup Country Club ○ 3. Tranquil resident garden and bbq area ○ 4. Large, functional, high quality apartments ○ 5. Blackburne 100%delivery track record <p>General</p> <ul style="list-style-type: none"> ○ Building architecture integrates materials and textures from surrounding Karrinyup (timber, natural stone, brick, greenscape) ○ 3 colour schemes - Dune (light), Gum (mid), Ivy (dark) ○ Diverse range of product \$395k-\$1.49M
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	<ul style="list-style-type: none"> ○ 1000m2 Level 1 common area ○ Natural light to corridors via 2 x large atriums and windows <p>Common Facilities</p> <ul style="list-style-type: none"> ○ Minimal due to amenity of shopping centre and surrounding area ○ Low maintenance to keep strata fees down ○ BBQ Pavilion – includes 2 gas bbq’s, fridges, sinks, dining tables and outdoor lounges. <p>Landscaping & Building Orientation</p> <ul style="list-style-type: none"> ○ Designer landscaping to level 1 Podium – East orientation ○ Includes water feature and feature flame tree ○ Deciduous and semi-deciduous trees positioned to complement views ○ Residents Garden with secluded seating areas <p>Commercial</p> <ul style="list-style-type: none"> ○ 3 tenancies, office/medical type use expected: ○ Lot 95 – 218m2 - GF ○ Lot 96 – 274m2 - GF ○ Lot 97 – 225m2 – L1 <p>Parking</p> <ul style="list-style-type: none"> ○ 164 car bays total, includes 8 visitor bays. ○ All 1 bed apartments have 1 bay ○ All 3 bed apartments have 2 side by side bays ○ 2 bed apartments have a mix of 1, 2T and 2 bays. Price based on <ul style="list-style-type: none"> ○ +\$15k to a tandem from single ○ +\$15k to a side by side from a tandem ○ Cost to add an additional side by side carbay to an apartment with 1 single bay will be \$40k.
<p>Apartment Design</p>	<p>Key design features include:</p> <ul style="list-style-type: none"> ○ Ceiling height of 2.7m. to living and bedrooms ○ Ducted air-conditioning throughout the apartment with no condensers on the balconies. ○ Choice of 3 colour schemes each with 2 splashback options ○ 12 Upgrade options for a more customised apartment ○ Bosch appliances standard ○ Lighting dimmers to kitchen, living, dining and bedrooms ○ Audio-visual Intercom system to all apartments ○ Large balconies

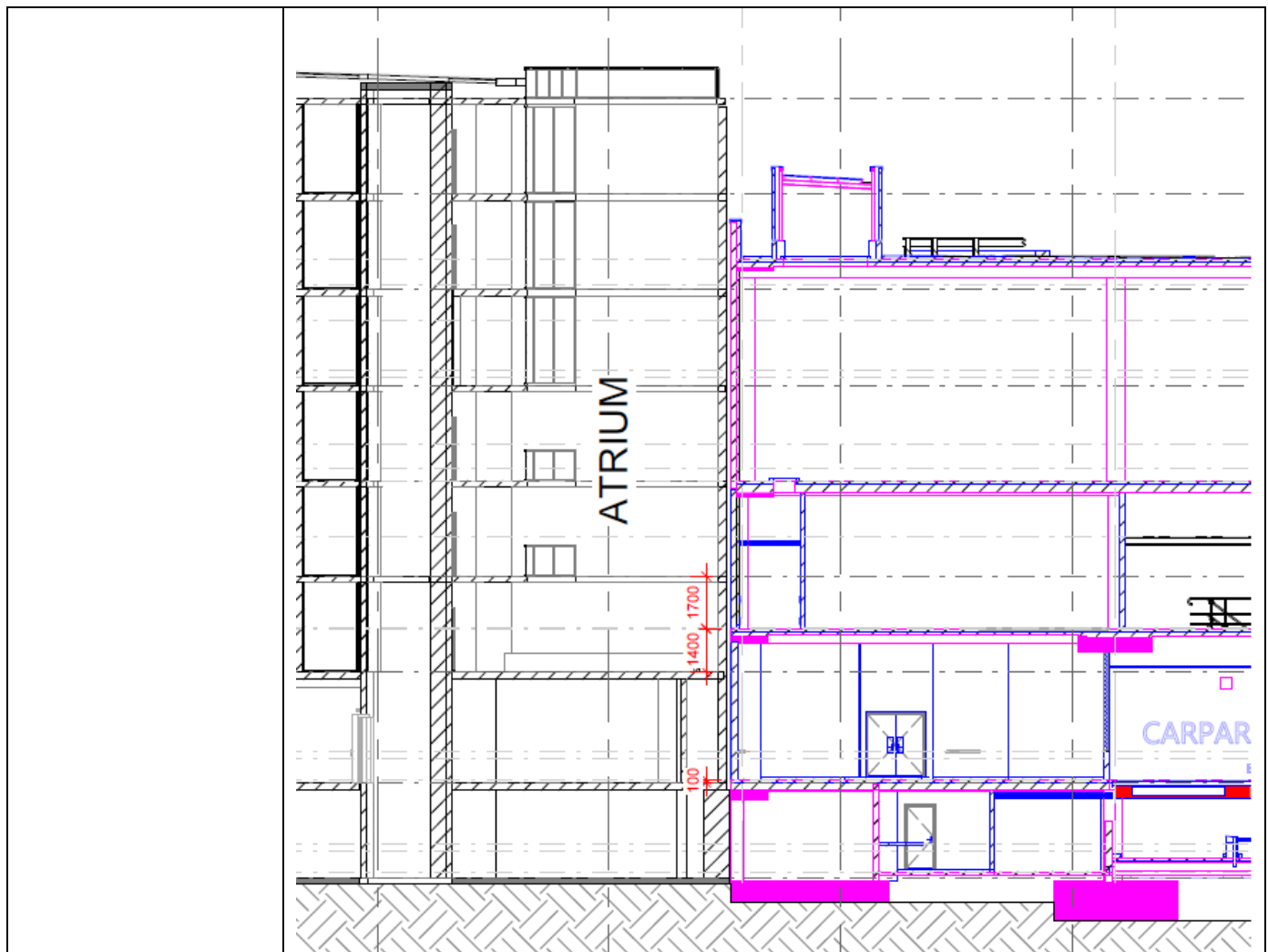
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APARTMENT DETAILS, PRICING & SIZING

<p>Price Range</p>	<ul style="list-style-type: none"> ○ One-bedroom apartments \$395k - \$490k ○ Two-bedroom two-bathroom apartments \$599k - \$879k ○ Three-bedroom apartments \$899k - \$1.49M
<p>Building Height</p>	<p>22.2M above ground level</p> 
<p>Height compared to adjacent shopping centre building</p>	<p>Refer Adjacent Retail Section drawing in briefcase J:\03 Briefcase\08 Project Library\East Village, Karrinyup\FAQ</p>
<p>Height compared to the sales display</p>	<p>The sales display RL is 52780 which is equivalent to the level 3 of the apartment building.</p> <p>The height of the L2 carpark deck above the display is RL60000 which is 1m above residential level 5 and 2.1m below residential level 6</p>

Apartments per Floor	<p>Ground = 10 Level 1 = 14 Level 2 = 19 Level 3 = 19 Level 4 = 17 Level 5 = 10 Level 6 = 5</p>
Residential Lifts in Building	<p>2. Stainless steel lift door. Lift interiors finished with stainless steel walls and architectural cladding. Lifts will accommodate a stretcher.</p>
Building Views	<p>Depending on level, the apartments may enjoy views as follows:</p> <p>North – Karrinyup Country Club, Hamersley golf course East – Lake Gwelup, CBD, Perth hills, secret garden, North West – ocean glimpse from Level 5 Please refer to view photos for accurate representations of views from respective levels.</p>
Architectural Area Measured	<p>Measured to centreline of common walls and to outside face of external walls.</p>
Strata Area Measured	<p>See notes on strata plan. Generally, it is measured to the inner face of all walls, the underside of the ceiling and the upper surface of the floor.</p>
Can I use the apartment for commercial use?	<p>No. The apartments are zoned for residential purposes only.</p> <p>Short stay (less than 3 months) is not permitted by the strata by-laws (item 53). It is also not permitted by the city of Stirling by default.</p> <p>https://www.stirling.wa.gov.au/your-city/documents-and-publications/planning-and-building/checklists-and-information-sheets/short-stay-accommodation-information-sheet</p>
What are the walls made of?	<ul style="list-style-type: none"> ○ External walls will be combination of concrete walls (AFS/Precast or similar), masonry product and insulated steel frame walls with lightweight cladding as per architectural, engineering & acoustic specification. ○ Common party walls are anticipated to be a combination of concrete walls and insulated steel frame walls with plasterboard or CFC sheeting ○ Internal walls will be stud frame with plasterboard ○ PARTY WALLS <p>Walls separating sole occupancy units are proposed to be constructed of an AFS 165 system or equivalent, with a plasterboard lining either side. The proposed AFS system alone provides sufficient airborne sound isolation to meet the requirements of the BCA. The AFS wall system does not provide a discontinuous construction, which is required in some locations (wet to living or kitchen to living). In areas where discontinuous construction is required, a stud, offset from the Ritek/AFS wall by a minimum of 20mm, lined with 13mm thick plasterboard.</p>
Sound Proofing	<p>In accordance with the Building Codes of Australia (BCA) or better as per below:</p>

	<p><u>WALLS</u></p> <p>Wet to wet R_w + C_{tr} not less than 50 dB.</p> <p>Living to living R_w + C_{tr} not less than 50 dB.</p> <p>Wet to living R_w + C_{tr} not less than 50 dB plus discontinuous construction.</p> <p>Kitchens to living R_w + C_{tr} not less than 50 dB plus discontinuous construction.</p> <p>Note: Where kitchens are part of an open living area, kitchens are considered to be part of the living area and in these cases discontinuous construction is required. This also includes cases where kitchens are back-to-back, however, discontinuous construction is only required on one side.</p>
<p>Will I hear any noise from the lift?</p>	<p>The Acoustical Engineer has designated particular wall types around lift shaft to meet the latest BCA requirements in regard to noise transmission. The wall system usually consists of 2 walls separated by a gap to reduce impact noise.</p>
<p>Is the apartment building part of the shopping centre?</p>	<p>No, the apartment building is a completely separate building to the shopping centre and will sit on its own lot. The junction where the 2 lots meet is 2 full height concrete walls (AFS 165 or similar) with a gap separating the 2 buildings as per the below. Cap parking on the roof and 2 basement levels only, with retail levels in between.</p>



Colour Scheme Choice	3 colour schemes - Dune (light), Gum (mid), Ivy (dark)
Benchtop & Splashback	Selected tile or reconstituted stone splashback. (Scheme dependant). Refer to colour scheme boards
Timber Flooring	Selected timber veneer flooring with compliant acoustic underlay available as an upgrade.
Bathroom tiles	300 x 300 floor tiles, 300x 600 wall tiles (full height in ensuite, and shower recesses only. Skirting high wall tiles in secondary bathroom)
Are the floor plans final?	They are final. No changes can be made.
Security	Access to two lobby areas and carpark areas is provided via a security fob. Residents are only able to access ground floor, the floor they live on, the floor their car bay and store room are on and the common area level 1 podium
CCTV System	Yes, multiple CCTV cameras to all building entry points and throughout the common areas
Intercom	Colour audio visual intercom system to all apartments
Foxtel	The backbone wiring for Foxtel will be available to all apartments, however this requires the individual occupier (either tenant or owner occupier) to negotiate and enter into an agreement with a provider directly.
NBN	<ul style="list-style-type: none"> o NBN (or similar) provision to apartments (subscription by resident) o Fibre to the apartment o Min 2 Data/Telephone points patched adjacent to NBN termination equipment

Hot Water System	Central gas hot water system. Similar system to Essence
Doors	Solid apartment entry door, hollow core internal doors
Air Conditioning	All apartments have reverse cycle ducted air conditioning to the living areas and all bedrooms.. There will be no condensers on balconies, this is a major selling point
Balcony Finishes & Services	<ul style="list-style-type: none"> ○ Slip resistant floor tiles ○ Tap to each balcony ○ GPO to each balcony
Balustrades Finishes	Type and / or configuration of balustrade varies between apartments as per Contract Plans. Standard formats are as follows: <ul style="list-style-type: none"> ○ Solid masonry (or similar) ○ Combination of solid masonry (or similar) and framed glass across balcony ○ Combination of solid masonry (or similar) with palisade balustrade fixed on top ○ Palisade ○ Semi-frameless glass ○ Framed glass balustrade
Skirting Finishes	Painted MDF
Ceiling Finishes	Combination skim coat and painted plasterboard,
Ceiling Height	2700mm and 2400mm to wet areas and bulkheads or where services are required
Kitchen & Bathroom Finishes	Please refer to finishes schedule in the sales contract for a full list of finishes
Cook Top & Features	Bosch 57cm electric cooktop to 1 and 2 bedroom apartments Bosch 80cm zone electric cooktop to 3 bedroom apartments Miele upgrade available.
Range hood	Bosch externally vented rangehoods
Stone Benchtops	20mm stone benchtops, waterfall to freestanding island bench only.
Kitchen Sink	Stainless steel sink
Fridge Recess	Typical width 750mm to 1 bed, 900mm to 2 bed and 1100mm 3 bed
Bedroom Cupboard Finishes	Sliding mirrored robe doors to built in robe only. Shelf and rail to all walk in robes
Bathroom Tile Height	Full height tiling throughout the ensuite and all shower recesses only. Skirting height tile elsewhere.
Bathtubs	Wall faced designer bathtub
Appliances	<ul style="list-style-type: none"> ○ Apartments include a cooktop, oven, range hood, dishwasher, & clothes dryer. ○ Bosch kitchen appliances to all standard apartments. Dryer brand TBC. ○ Fischer and Paykel integrated fridge upgrade <p>Provisions are made for a fridge and microwave</p>
Bedroom Size	Each bedroom should fit a queen bed as a minimum. Please refer to individual floor plans for approximate room dimensions which are specific to each apartment.
Light Fittings	<ul style="list-style-type: none"> ○ Downlights provided to living, dining, bedroom, and kitchen and bathroom areas ○ Balcony lights are a combination of wall mounted and soffit mounted depending on balcony configuration.
Store Room Sizes	Store rooms vary but are a minimum of 4m2. Refer to strata plan

How are the stores constructed?	Solid walls with mesh above
Privacy Screens	Please refer to contract plan. Typically all east facing apartments on level 2,3,4,5 and 6 have a sliding privacy screen.
Fly Screens	Fly screens will be provided to all operable windows and doors.
Rubbish Bins	2 bin stores located on the ground floor.
Landscaping	<p>3 main tree types have been selected:</p> <ul style="list-style-type: none"> • Delonix (flame tree) - 6m high x 4m wide, semi deciduous • Pyrus - 5m high x 3m wide, deciduous • Ulmus - 6m high x 3m wide, deciduous <p>Deciduous trees selected to allow more natural light into apartments during winter and provide some protection from summer sun. After 30 years growth the above sizes are achievable which is smaller than typical due to planter size limitations. They will also be pruned as part of the strata managed maintenance regime. At the maximum maturity they will not rise beyond the L3 balustrade.</p>
Sustainability	<p>This development will target a 6 Star average NatHERS rating by focusing on:</p> <ul style="list-style-type: none"> • 30% reduction in energy consumption compared to BCA minimum practice. • 10% improvement to building envelope performance (well sealed apartment) • 20% reduction in water consumption using water efficient WELS rated fixtures and fittings • Low exposure to indoor pollutants by utilising low Ultra-VOC finishes, natural ventilation and exhaust systems • +40% or floor area with access to natural light and views. • Screening from eastern summer sun • +74% recycling in operation by providing sufficient recycling bins and management. • Currently investigating solar PC system for the building TBC prior to public launch.

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DEPOSIT, STAMP DUTY & SETTLEMENT

Who gets the interest on the deposit?	As per the sales contract, the <u>SELLER</u> will be credited the interest.
Where is the deposit held?	The 10% deposit must be transferred to the Blackburne Property Group Trust Account. <ul style="list-style-type: none"> o Name of bank: Macquarie Bank Limited o Address: Level 4, 235 St Georges Terrace, Perth WA 6000 o A/c Name: Blackburne Property Group Projects Trust Account o BSB No: 186 300 Account No: 303 215 628 o Swift Code: MACQAU2S (For International Transfers)
Will it be possible to rent out the apartment?	Yes, a Rental Appraisal for the properties is available. Blackburne can manage the property for standard industry property management fees. The advantage of using Blackburne (aside from high quality service) is that they will have access to the property during construction to enable leasing campaign prior to settlement.
Strata Levies	Please refer to the strata levies schedule in the contract
Council Rates & Taxes	This will be determined on settlement. Please note that these <u>are approximate rates and are subject to change</u> : <ul style="list-style-type: none"> o 1x1 p/a: Water - \$1,200, Council - \$1,700 - TBC o 2x2 p/a: Water - \$1,400, Council - \$2,100 - TBC o 3x2 p/a: Water - \$1,500, Council - \$2,300 -TBC
Can we nominate our own settlement agent?	Yes.
Foreign Buyers	At this stage the project <u>has NOT received Blanket Pre-approval</u> for all foreign buyers. Buyers will have to apply for FIRB approval themselves
Can we sell our apartment before completion?	You are able to on sell the contract; however you must be in a position where you settle on it first and as soon as you are the owner, you can immediately then transfer the title to the new buyer of the contract. You must keep in mind that you will have a stamp duty obligation on the purchase in this instance.
When do I have to pay Stamp duty?	At settlement. However, your settlement agent should lodge your contract with State Revenue within 2 months of acceptance.
When will I settle?	Buyers will be updated regularly throughout construction via a quarterly email and will be notified approximately 3 months from practical completion. This should ensure enough time for buyers to arrange finances, contact settlement agents etc. Once titles are issued, buyers will have 10 business days to settle.