

Questionnaire

The Team

- 1. Who is the Developer?**
Arden Group is a private Australian-owned company experienced in delivering comfortable, stylish homes for residents, and strong growth and yield for investors. Arden has developed more than \$1 billion development projects across Australia in the last 10 years.

Contractual Information

- 2. When will the Construction start and expected to be completed?**
Construction completed in December 2019

Local Amenities

- 3. What is the closest public transport?**
Belmore and Campsie train station is a short walk away. Buses provide direct connections to Burwood, Strathfield, Rockdale, Kingsgrove and Five Dock.
- 4. What are some of the neighbouring local schools?**
 - Belmore South Public School
 - All Saints Grammar
 - St Joseph's Catholic School
 - Clemton Park Public School
 - McCallums Hill Public School
 - Kingsgrove North High School
 - St Therese's Catholic School
- 5. What are some of the neighbouring local amenities?**
 - Clemton Park Shopping Village
 - Canterbury Hospital
 - Belmore shopping precinct
 - Campsie shopping precinct
 - Canterbury Leagues Club
 - Campsie South Bowling & Recreation Club
 - Belmore Sportsground

Security

- 6. Is there a security intercom system?**
Yes, there is a security intercom system
- 7. Can residents access all floors and areas of the building?**
Residents can access their floor and all common areas and amenities
- 8. Is there CCTV Security within the development?**
There is CCTV in the public areas of the development

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Apartments

9. **What are the ceiling heights for the development**
2700mm in living areas and bedrooms, and 2400mm in wet areas
10. **Do all apartments come with parking spaces and storage cages?**
All apartments come with storage cages and car spots in a secure basement
11. **Is there any visitor parking?**
Yes, 16 visitor parking spaces are available

Air Conditioning

12. **What type of air conditioning is provided?**
Ducted air-conditioning provided to all apartments

Balconies and Terraces

13. **Do balconies have drains/ floor traps?**
Yes, balconies will have drains

Windows and Window Furnishings

14. **Are window furnishings provided?**
Window furnishings are provided (blinds)

Sound Proofing and Fire Rating

15. **What are the dividing walls between the units?**
Dividing walls are solid wall or Hebel construction which are fire rated and acoustically rated per the Building Code of Australia

Disposal of Rubbish

16. **How is the rubbish disposed of?**
The garbage room is located on ground floor
17. **Who will collect the rubbish?**
Garbage collection is provided by the local council

Questionnaire

Owners Corporation Fees

18. **What are the likely strata fees?**
Please refer to the strata fee schedule for details

Deposit

19. **What are the deposit requirements?**
10% deposit required for exchange
20. **Where is the deposit held?**
The deposit is held in the vendor's solicitor's trust account
21. **How can I pay the deposit?**
Deposits are accepted by cheque or direct deposit into the vendor's solicitor's trust account
Account name: HWL Ebsworth Lawyers Trust Account
BSB: 032 044
Account number: 136 299