

# PINNACLE

## PICNIC POINT



WALTER IEZZI  
PROPERTY GROUP

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An architectural rendering of a modern, multi-story apartment building named 'Pinnacle Picnic Point'. The building features a mix of white, grey, and brown exterior panels, with large glass windows and balconies. Some balconies have greenery. The building is set against a vibrant sunset sky with orange and yellow clouds. In the foreground, there's a street with a silver car parked on the left and a person walking on the right. The right side of the image has a dark red background with white and yellow text.

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PICNIC POINT

CONTEMPORARY  
WATERFRONT LIVING

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3 & 4 BEDROOM  
OPEN-PLAN STYLISH  
APARTMENTS

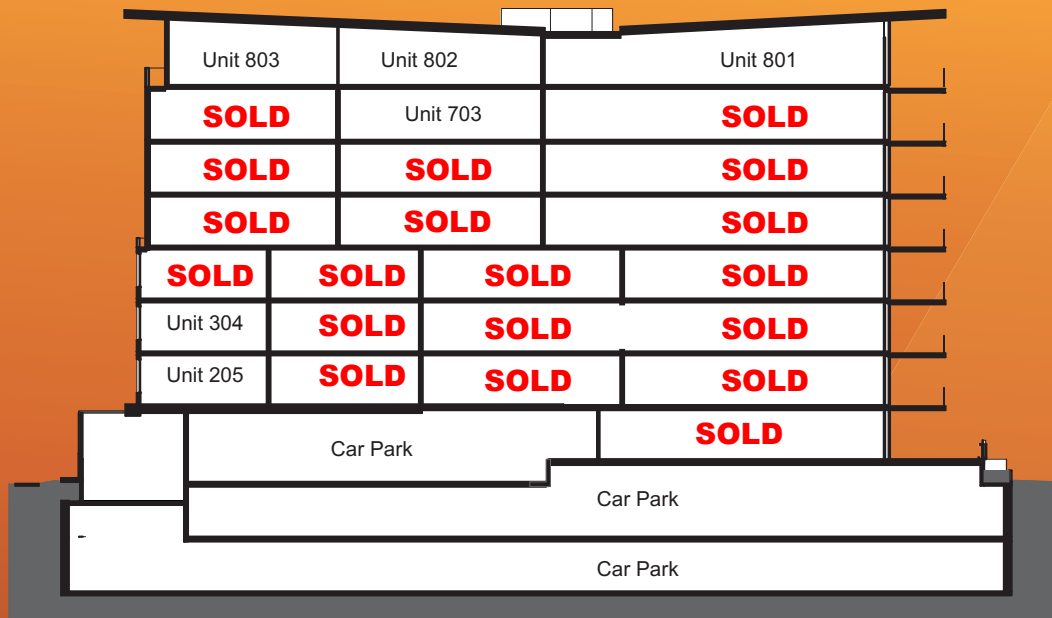
WM  
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MATRIX

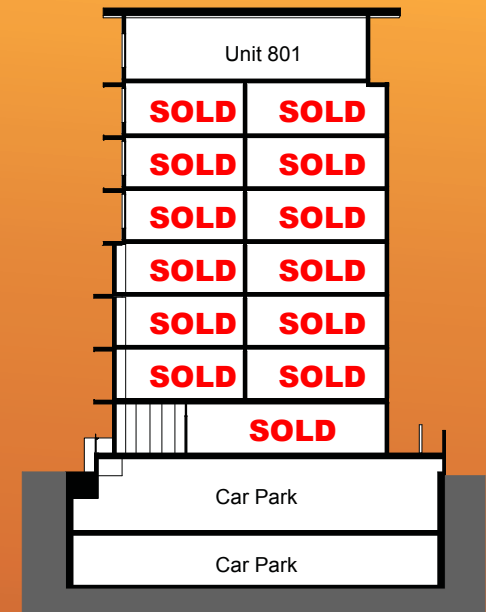
DUPORTH AVENUE



MATRIX EAST  
BREAM STREET

Level 8  
Level 7  
Level 6  
Level 5  
Level 4  
Level 3  
Level 2  
Level 1  
Basement 1  
Basement 2

PICNIC POINT ESPLANADE

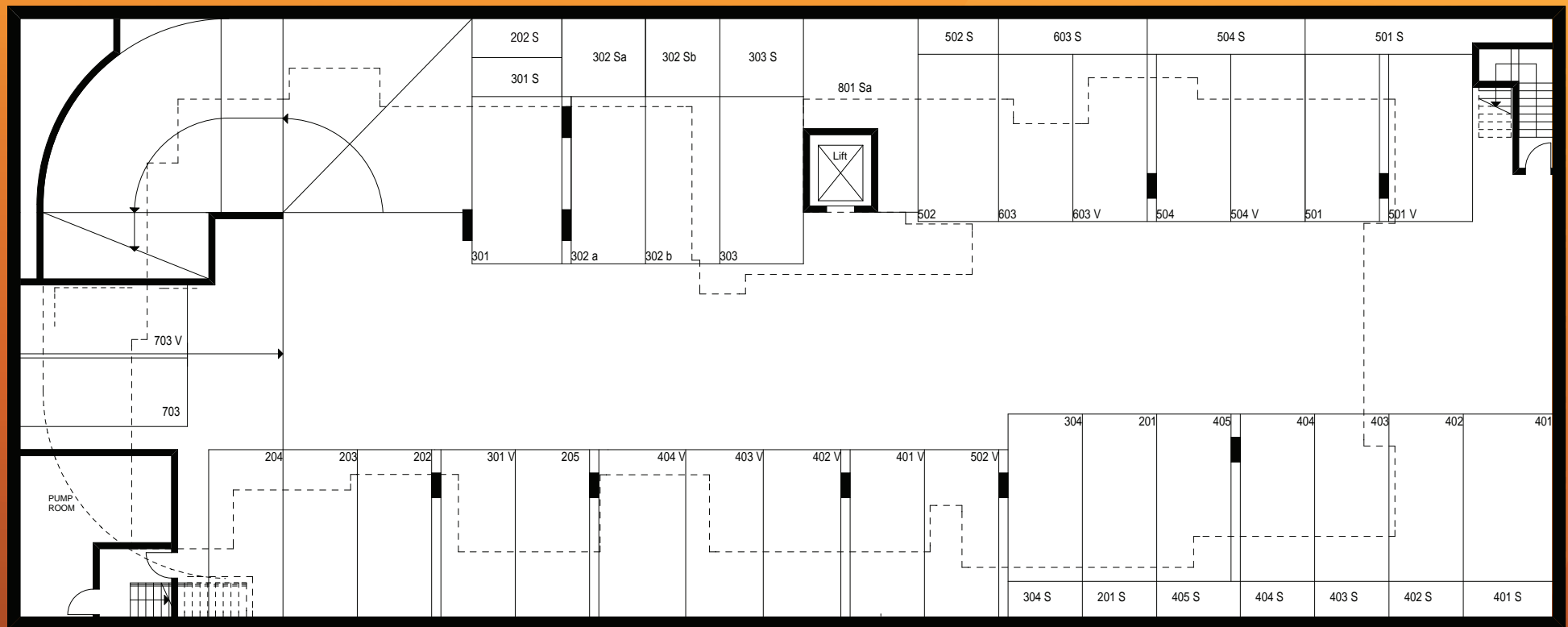
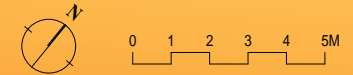


MATRIX NORTH  
PICNIC POINT ESPLANADE

# PINNACLE

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## LOWER BASEMENT PLAN

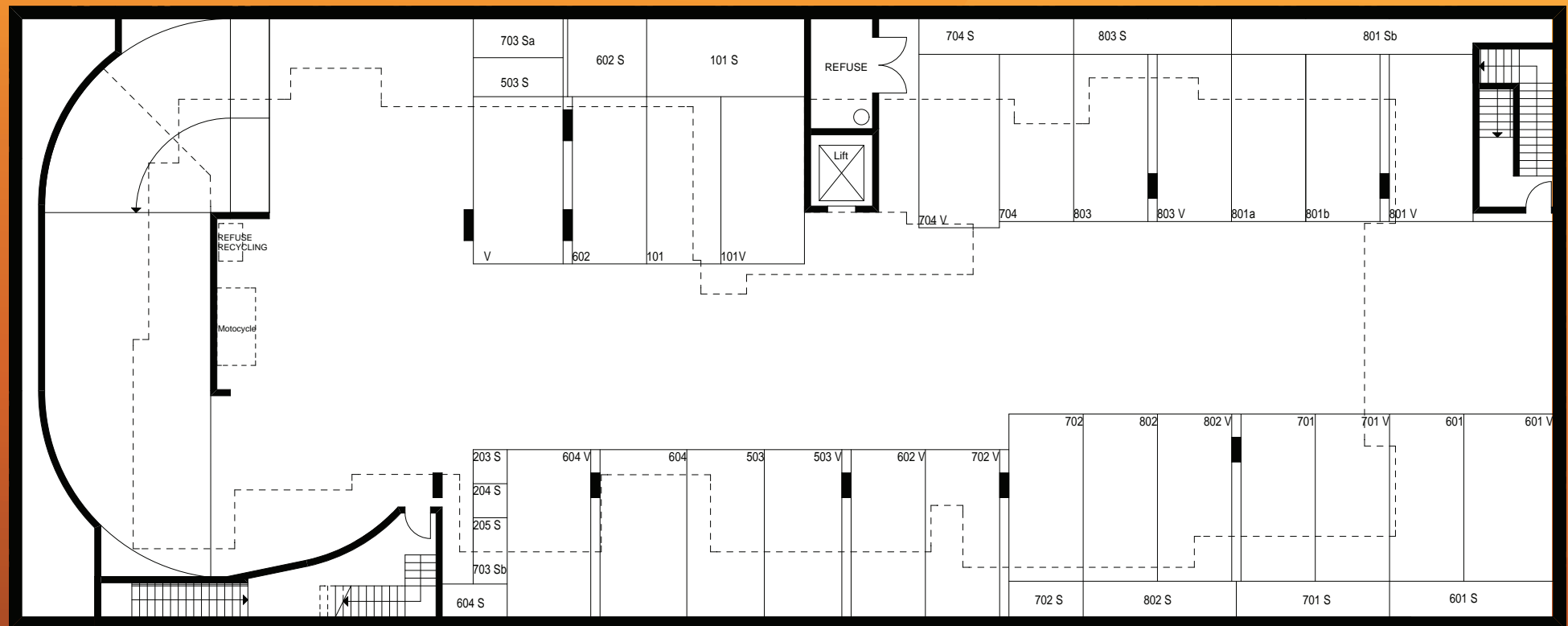
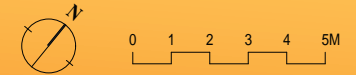




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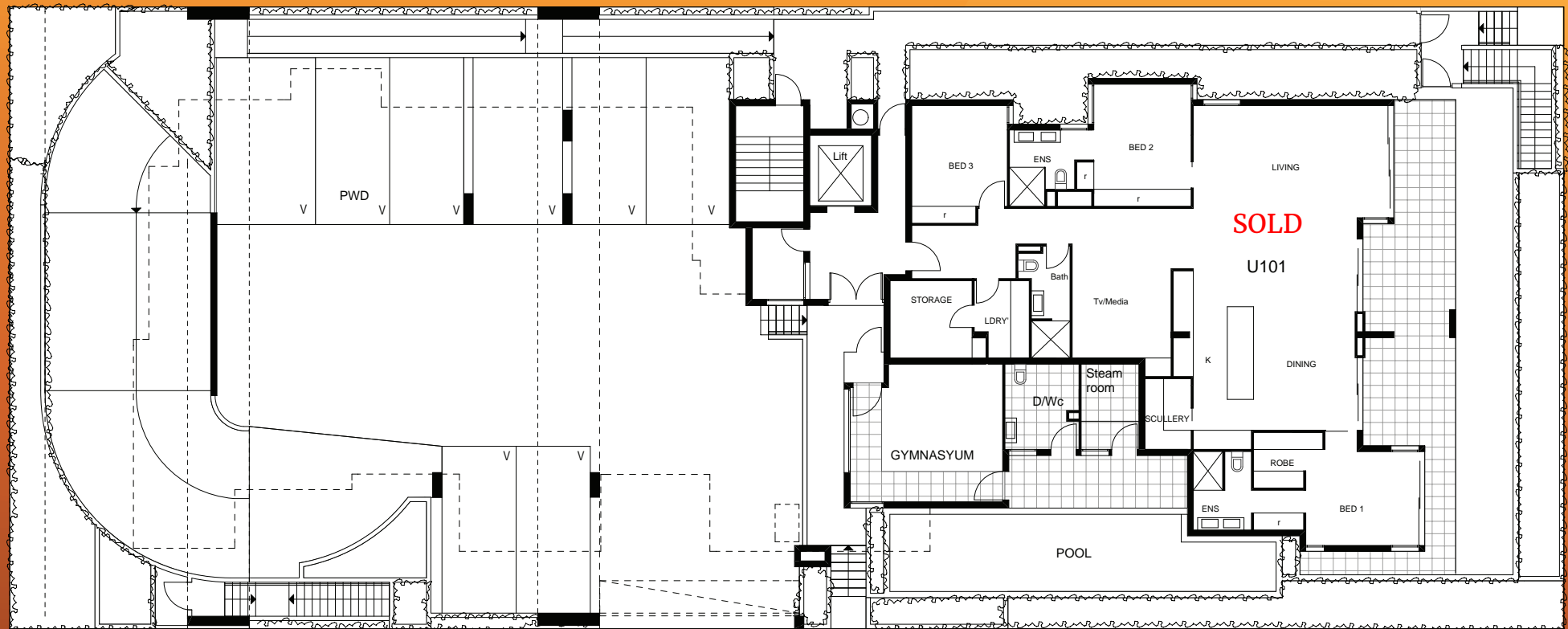
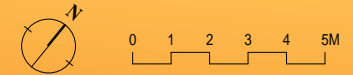
## UPPER BASEMENT PLAN



# PINNACLE

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## LEVEL 1 PLAN



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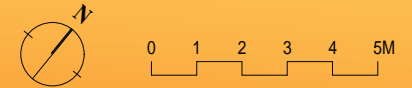
## LEVEL 2 PLAN



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## LEVEL 3 PLAN

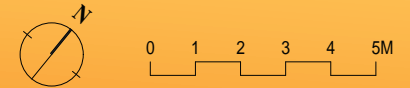




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## LEVEL 4 PLAN



# PINNACLE

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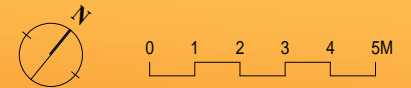
## LEVEL 5 PLAN



# PINNACLE

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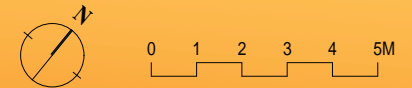
## LEVEL 6 PLAN

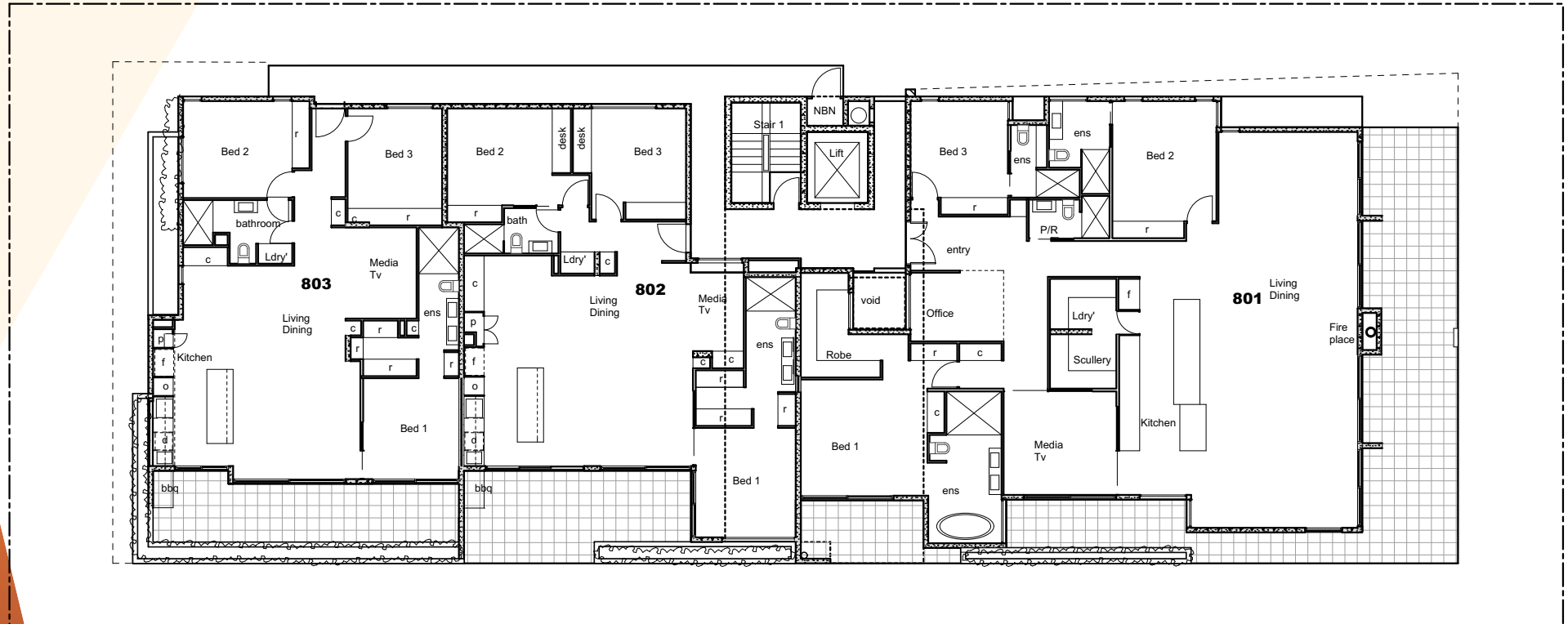


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## LEVEL 7 PLAN





0 1 2 3 4 5M



# PINNACLE

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## UNIT 101 PLAN



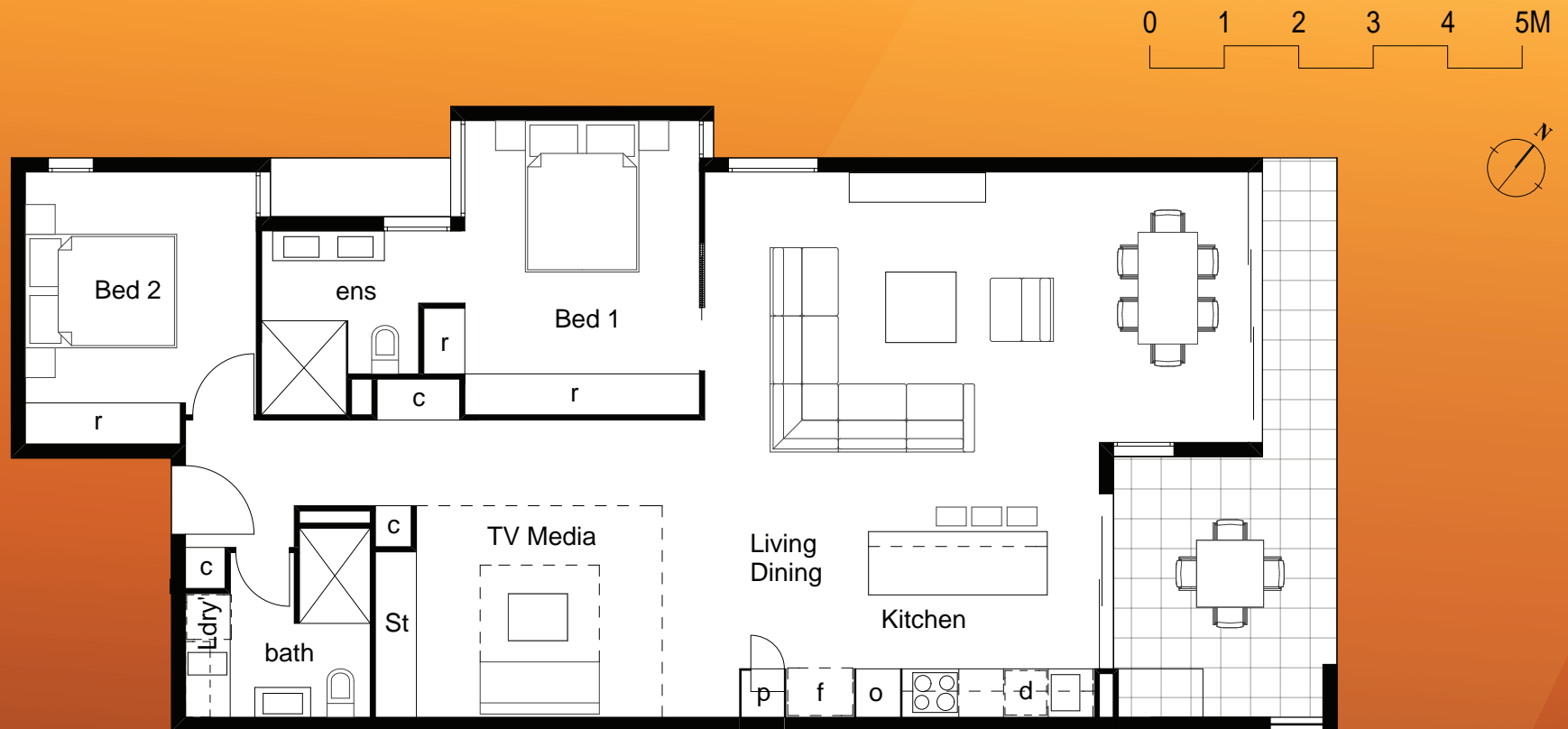
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# PINNACLE

PICNIC POINT

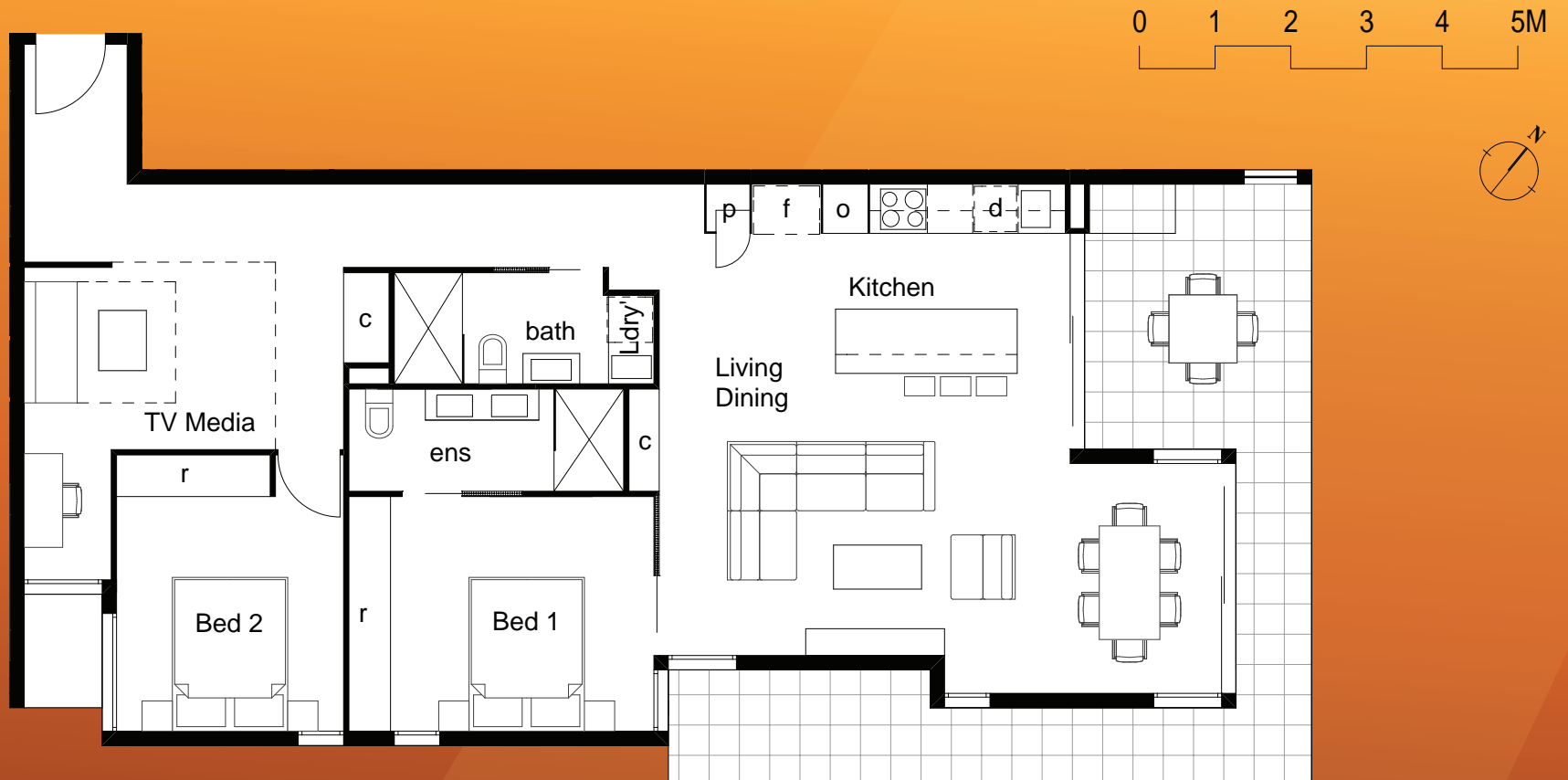
UNIT 201 / 301 / 401 PLAN



# PINNACLE

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UNIT 202 / 402 PLAN



# PINNACLE

PICNIC POINT

## UNIT 203 PLAN



0 1 2 3 4 5M



# PINNACLE

PICNIC POINT

## UNIT 204 PLAN



0 1 2 3 4 5M





# PINNACLE

PICNIC POINT

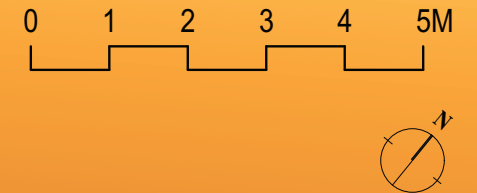
## UNIT 205 PLAN



# PINNACLE

PICNIC POINT

## UNIT 403 PLAN



# PINNACLE

PICNIC POINT

UNIT 303 / 404 PLAN



0 1 2 3 4 5M



# PINNACLE

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## UNIT 304/405 PLAN



# PINNACLE

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## UNIT 501 PLAN



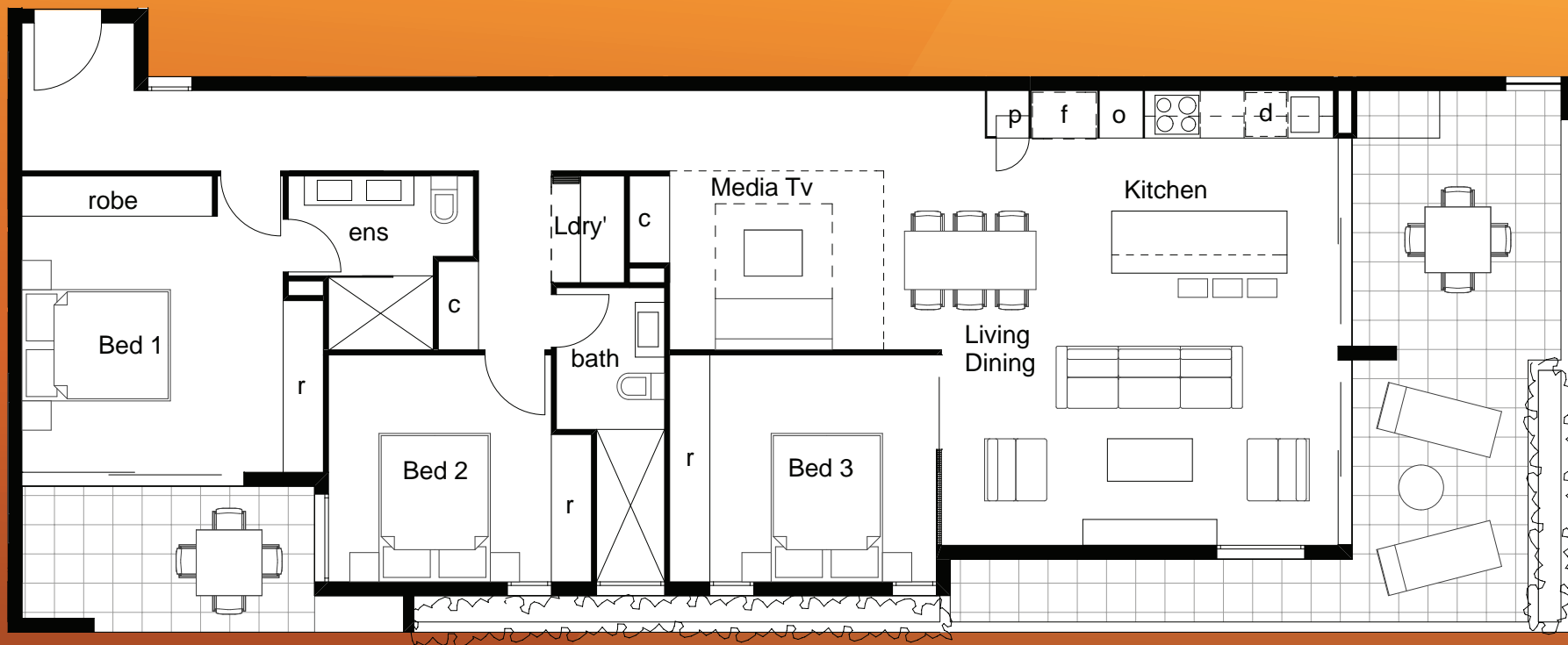


# PINNACLE

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## UNIT 502 PLAN

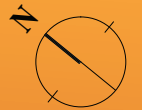
0 1 2 3 4 5M



# PINNACLE

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## UNIT 503 PLAN

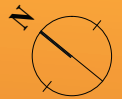


# PINNACLE

PICNIC POINT

## UNIT 504 PLAN

0 1 2 3 4 5M

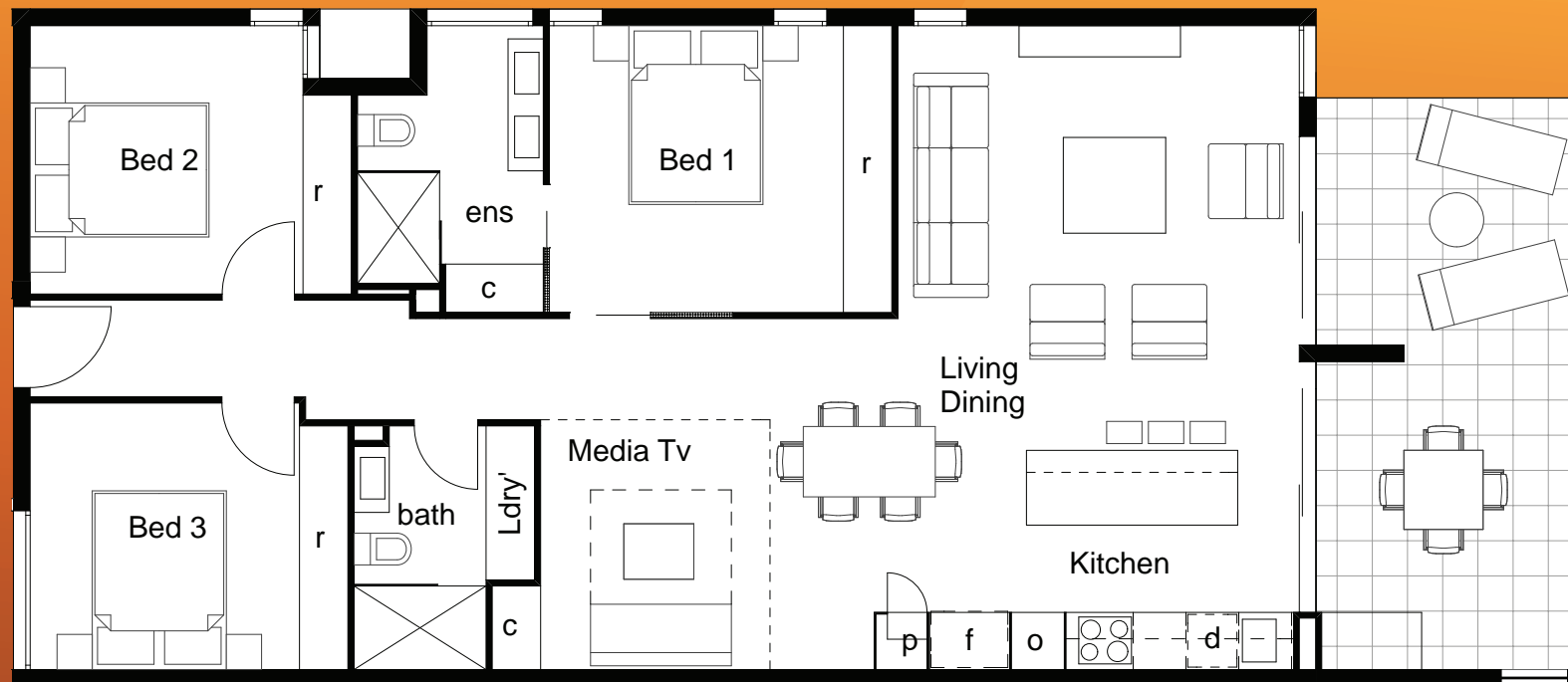


# PINNACLE

PICNIC POINT

UNIT 601 / 701 PLAN

0 1 2 3 4 5M



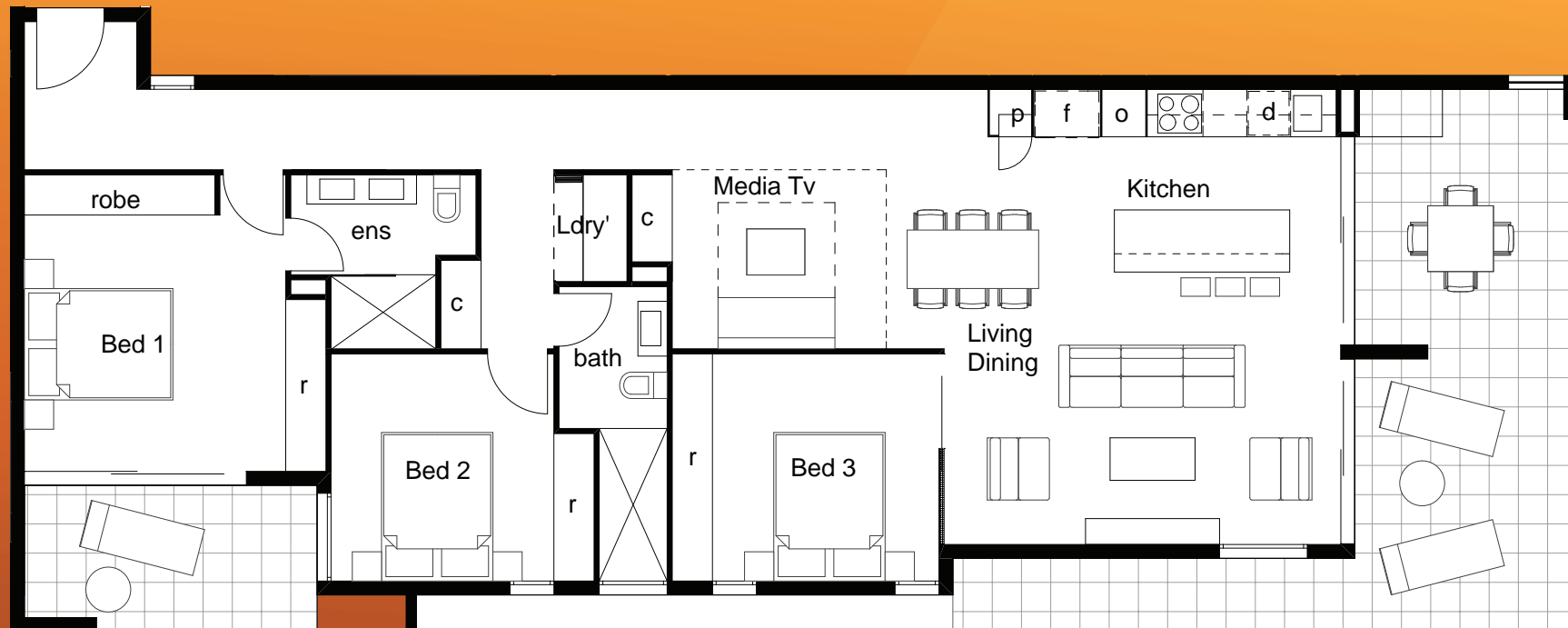
# PINNACLE

PICNIC POINT

UNIT 602 / 702 PLAN



0 1 2 3 4 5M





# Pinnacle

PICNIC POINT

UNIT 603 / 703 PLAN



# PINNACLE

PICNIC POINT

UNIT 604 / 704 PLAN

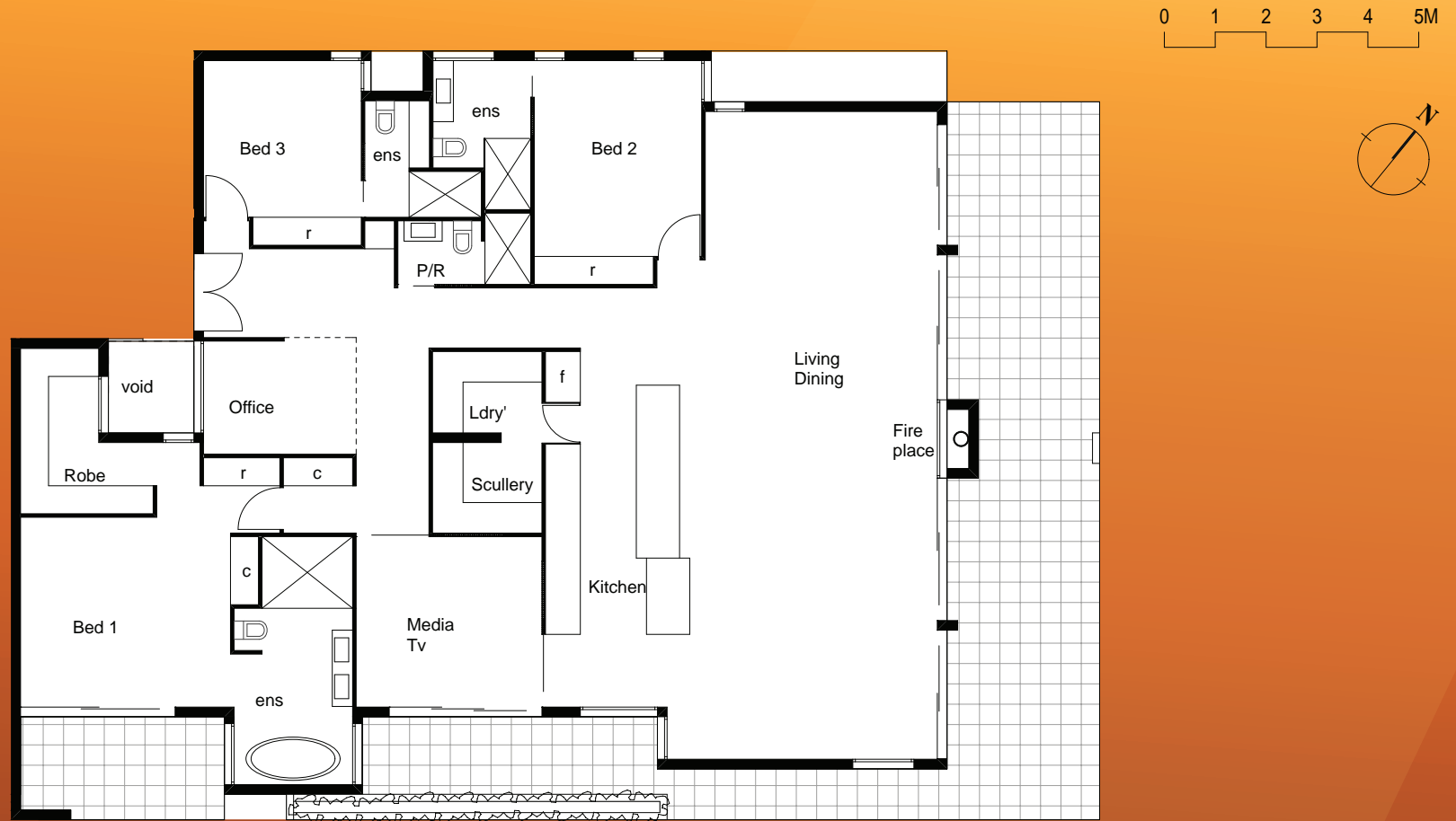
0 1 2 3 4 5M

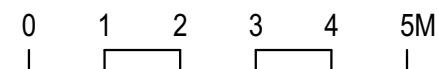
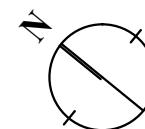
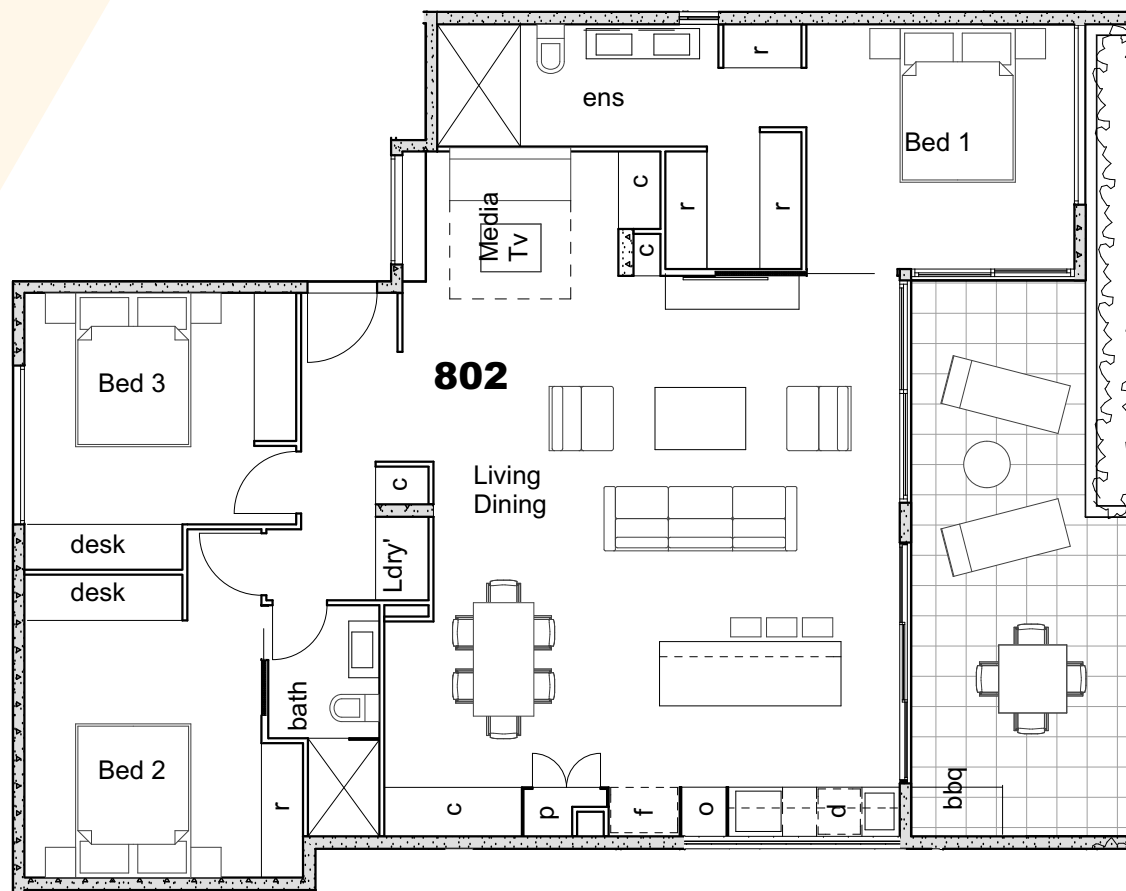


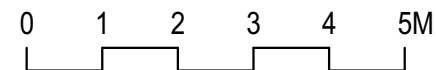
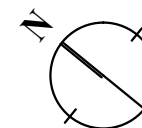
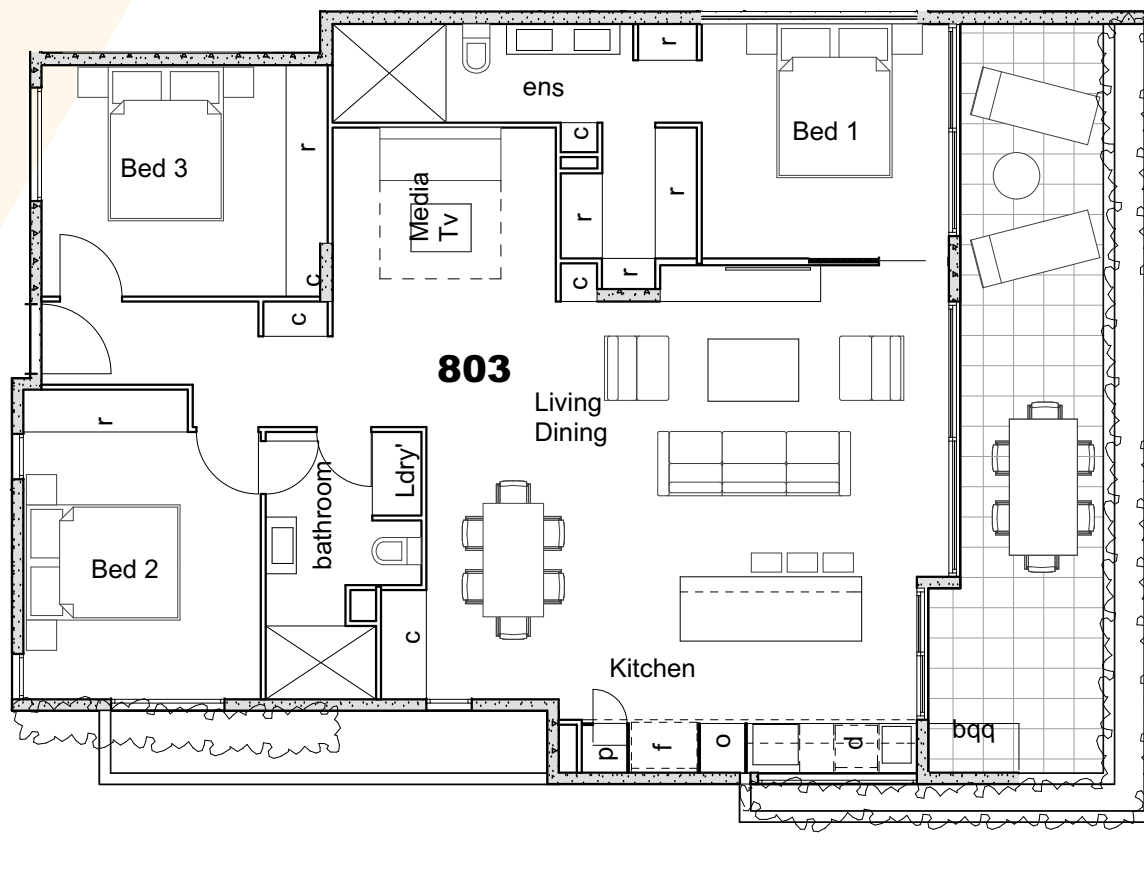
# PINNACLE

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## UNIT 801 PLAN







### BODY CORPORATE BUDGET FOR THE FIRST YEAR

#### ADMINISTRATIVE FUND

	\$
Bank Charges	170
Body Corporate Administration	4,800
Caretaker	45,000
Business Activity Statements	1,200
Cleaning Materials	300
Cleansing Services	1,000
Community Electricity	19,000
Community Water	1,000
Fire Equipment Service	4,000
Fuel	80
Grounds & Gardens	200
Garden Materials	300
Insurance	*19,000
Lift – Maintenance	6,000
– Phone	350
– Registration Fees	500
Pest Control (common areas)	400
Pool – Chemicals	1,200
– Registration Fee	250
PP&S/Disbursements	2,050
Repairs & Maintenance	10,000
StrataMax Facility	382
Telephone & Facsimile	100
	<b>\$117,282</b>

#### SINKING FUND

Amount to be contributed	<b>\$32,028</b>
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**BUDGET TOTAL: \$149,310**

All Budget Item costs exclude GST.

Total Lots: 30

Total Contribution Schedule Lot Entitlements: 314

Total Interest Schedule Lot Entitlements: 1000

\* Levies for the Insurance component of the Administrative fund are determined upon the Interest Schedule Lot Entitlements. Levies for the balance of the Administrative fund and the Sinking fund are determined upon the Contribution Schedule Lot Entitlements.

CSLE - Contribution Schedule Lot Entitlement | ISLE - Interest Schedule Lot Entitlement | **Note: All amounts are GST Exclusive**

LOT NO.	CSLE	ISLE	CARETAKING AGREEMENT	BCM AGREEMENT	NETWORK ELECTRICITY AGREEMENT	ADMINISTRATIVE FUND LEVY	INSURANCE LEVY	SINKING FUND LEVY	ANNUAL LEVIES
Agreement Costs are Calculated on Contribution Schedule Lot Entitlements (CSLE)									
101	11	38	1576.43	168.15	0.00	3443.00	722.00	1122.00	5287.00
201	10	23	1433.12	152.87	0.00	3130.00	437.00	1020.00	4587.00
202	10	23	1433.12	152.87	0.00	3130.00	437.00	1020.00	4587.00
203	9	19	1289.81	137.58	0.00	2817.00	361.00	918.00	4096.00
204	9	22	1289.81	137.58	0.00	2817.00	418.00	918.00	4153.00
205	9	20	1289.81	137.58	0.00	2817.00	380.00	918.00	4115.00
301	10	25	1433.12	152.87	0.00	3130.00	475.00	1020.00	4625.00
302	11	42	1576.43	168.15	0.00	3443.00	798.00	1122.00	5363.00
303	10	25	1433.12	152.87	0.00	3130.00	475.00	1020.00	4625.00
304	10	22	1433.12	152.87	0.00	3130.00	418.00	1020.00	4568.00
401	10	27	1433.12	152.87	0.00	3130.00	513.00	1020.00	4663.00
402	10	26	1433.12	152.87	0.00	3130.00	494.00	1020.00	4644.00
403	9	20	1289.81	137.58	0.00	2817.00	380.00	918.00	4115.00
404	10	25	1433.12	152.87	0.00	3130.00	475.00	1020.00	4625.00
405	10	24	1433.12	152.87	0.00	3130.00	456.00	1020.00	4606.00
501	11	32	1576.43	168.15	0.00	3443.00	608.00	1122.00	5173.00
502	11	35	1576.43	168.15	0.00	3443.00	665.00	1122.00	5230.00
503	11	30	1576.43	168.15	0.00	3443.00	570.00	1122.00	5135.00
504	11	31	1576.43	168.15	0.00	3443.00	589.00	1122.00	5154.00
601	11	35	1576.43	168.15	0.00	3443.00	665.00	1122.00	5230.00
602	11	37	1576.43	168.15	0.00	3443.00	703.00	1122.00	5268.00
603	11	34	1576.43	168.15	0.00	3443.00	646.00	1122.00	5211.00
604	11	35	1576.43	168.15	0.00	3443.00	665.00	1122.00	5230.00
701	11	38	1576.43	168.15	0.00	3443.00	722.00	1122.00	5287.00
702	11	41	1576.43	168.15	0.00	3443.00	779.00	1122.00	5344.00
703	11	37	1576.43	168.15	0.00	3443.00	703.00	1122.00	5268.00
704	11	38	1576.43	168.15	0.00	3443.00	722.00	1122.00	5287.00
801	12	99	1719.75	183.44	0.00	3756.00	1881.00	1224.00	6861.00
802	11	48	1576.43	168.15	0.00	3443.00	912.00	1122.00	5477.00
803	11	49	1576.43	168.15	0.00	3443.00	931.00	1122.00	5496.00
<b>TOTAL</b>	<b>314</b>	<b>1000</b>	<b>45000</b>	<b>4800</b>	<b>0</b>	<b>98282.00</b>	<b>19000.00</b>	<b>32028.00</b>	<b>149310.00</b>

### LIVING / DINING

Floor	100% Wool carpet on underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirting, architrave	Splayed timber with satin enamel paint finish
Ceiling & cornice	Texture paint finish generally with square edge profile to all levels as selected by designer

### KITCHEN

Floor	Imported European tiles as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling	Texture paint finish with painted plasterboard bulkheads to various areas as selected by the designer
Bench tops	Architectural European square profile stone benchtops to all levels with waterfall gables to levels 5-8 as selected by designer
Splash back	Glass splash back as selected by designer
Cupboards	Integrated contrasting architectural 2 Pac laminate to doors and drawers with white melamine finish internally to all levels as selected by the designer

### KITCHEN FITTINGS

Sink	1 Bowl S/S square profile and drainer as selected by designer
Sink mixer tap	Architectural imported swivel tapware levels 1-4 and pull-out mixer with flexi hose to levels 5-8 as selected by designer
Cook top	Imported European electric cook top (S/S) as selected by designer
Oven	Imported European S/S wall oven to all units as selected by designer
Rangehood	Imported European slim-line retractable S/S as selected by designer
Dishwasher	Imported European electric 600 S/S dishwasher levels 1-4 and full integrated dishwasher on levels 5-8 as selected by designer
Microwave	Provision of microwave to levels 1-4 and imported European wall mounted electric microwave with S/S trim kit to levels 5-8 as selected by designer

### BEDROOMS AND ROBES (MAIN)

Floor	Wool carpet on underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirting, architrave	Splayed timber with satin enamel paint finish
Ceiling & cornice	Texture paint finish generally with square cornice profile to all levels as selected by designer
Walk-in-robe	Architectural laminate hat shelf with chrome hanging rail, plus 1 bank of shelves to levels 1-4, plus two banks of four drawers levels 5-8 as selected by designer
Built-in-robe	Architectural laminate hat shelf with chrome hanging rail, with back painted glass panel doors as selected by designer

### ENSUITE (MAIN)

Floors	Imported European tiles as selected by designer
Walls	Imported European tile skirting, splash back and shower recess to levels 1-4 & fully tiled to levels 5-8 as selected by designer
Ceiling	Painted plasterboard with square set cornice
Vanity bench top & cabinetry	Architectural wall hung vanity cabinet with stone top as selected by designer
Mirror	Architectural mirror mounted above basin levels 1-4 with mirror cabinets to levels 5-8 as selected by designer
Shower screen	Semi frameless clear glass with polished trim as selected by designer
Vanity basins	Vitreous china basins to levels 1-8 as selected by designer
Tapware	Polished architectural tapware as selected by designer
Accessories	Polished architectural accessories as selected by designer

### BEDROOM 2/3 & MEDIA / STUDY (as applicable)

Floor	Wool carpet on underlay as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling & cornice	Texture paint finish generally with square cornice profile as selected by designer
Built in robe	White melamine hat shelf and chrome hanging rail to all levels, with sliding mirrored doors to levels 1-4 and architectural laminate hat shelf with chrome hanging rail with architectural back painted glass panel doors to levels 5-8



### BATHROOM/POWDER ROOM (as applicable)

Floor	Imported European tiles as selected by designer
Walls	Imported European tile skirting, splash back and shower recess as selected by designer
Ceiling	Painted plasterboard with square set cornice
Vanity bench top and cabinetry	Architectural wall hung vanity cabinet as selected by designer
Mirror	Architectural mirror mounted above basin as selected by designer
Shower screen	Semi-frameless clear glass with polished trims as selected by designer
Vanity basins	Vitreous china semi-recessed basin as selected by designer
Tapware	Polished architectural tapware as selected by designer
Accessories	Polished architectural accessories as selected by designer

### LAUNDRY

Floor	Imported European tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirting	Imported European tiles as selected by designer
Ceiling	Painted plasterboard bulkheads to various areas as required
Tub	S/S sink with cabinet as selected by designer
Dryer	Fisher & Paykel or equivalent (wall mounted)

### LANDSCAPING

Swimming pool set in landscape surrounds
Gymnasium / Steam room
Communal toilet and shower

### SECURITY

Audio Intercom system
Caretaker Manager

### GENERAL

Air conditioning	Reverse cycle ducted air-conditioning system to living area and bedrooms to all levels as selected by designer
Hot water service	165lt HWU to all apartments (or equivalent) as selected by designer
Internal doors	Flush face doors with gloss enamel paint finish
Door & cabinet hardware	Polished chrome cabinet hardware as selected by designer
Lighting	Ceiling mounted lighting in living, dining, kitchen, ensuite, bathroom, powder and bedroom areas as selected by designer
Lift	One (1) lift servicing all levels including basement levels
Pets	Units are pet friendly
Parking	1 car space with storage to most units and 2 car spaces to the majority of units

### COMMUNICATIONS

Television connection to main bedroom and living room
2 telephone lines to each apartment
Pay TV provision to living room and master bedroom
NBN provision only for future installation

### EXTERNAL

Floor	Reinforced concrete slab
External walls	Integrated masonry and concrete framed structure with applied texture painted finishes
Walls between units	Fire rated concrete block and light framed walls lined with painted plasterboard acoustic system
Internal walls	Stud walls lined with plasterboard with paint finish
Windows & doors to balconies	Tinted glazed sash and/or sliding powder coated aluminium frames
Balcony	Imported European tiles as selected by designer
Balustrade	Powder coated aluminium handrail with glass infill
Ceilings	Texture paint finish to underside of slab generally