

TOPAZ

P I C N I C P O I N T



WALTER IEZZI

PROPERTY GROUP

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TOPAZ

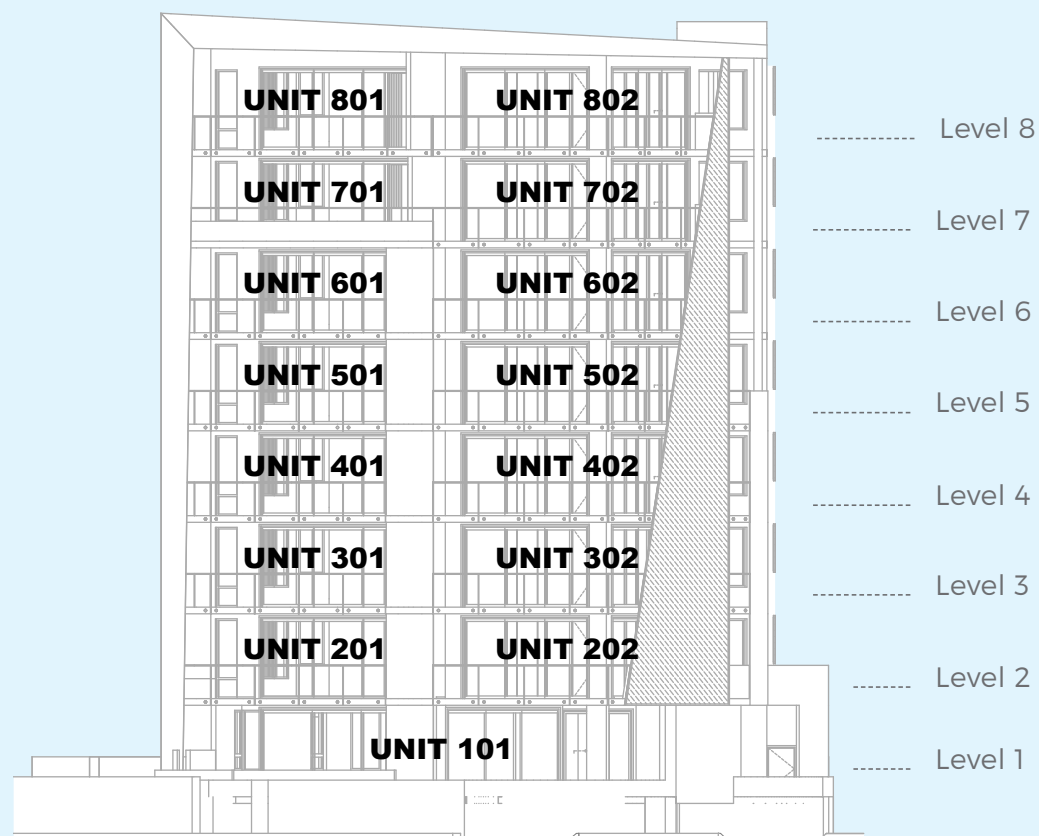
P I C N I C P O I N T

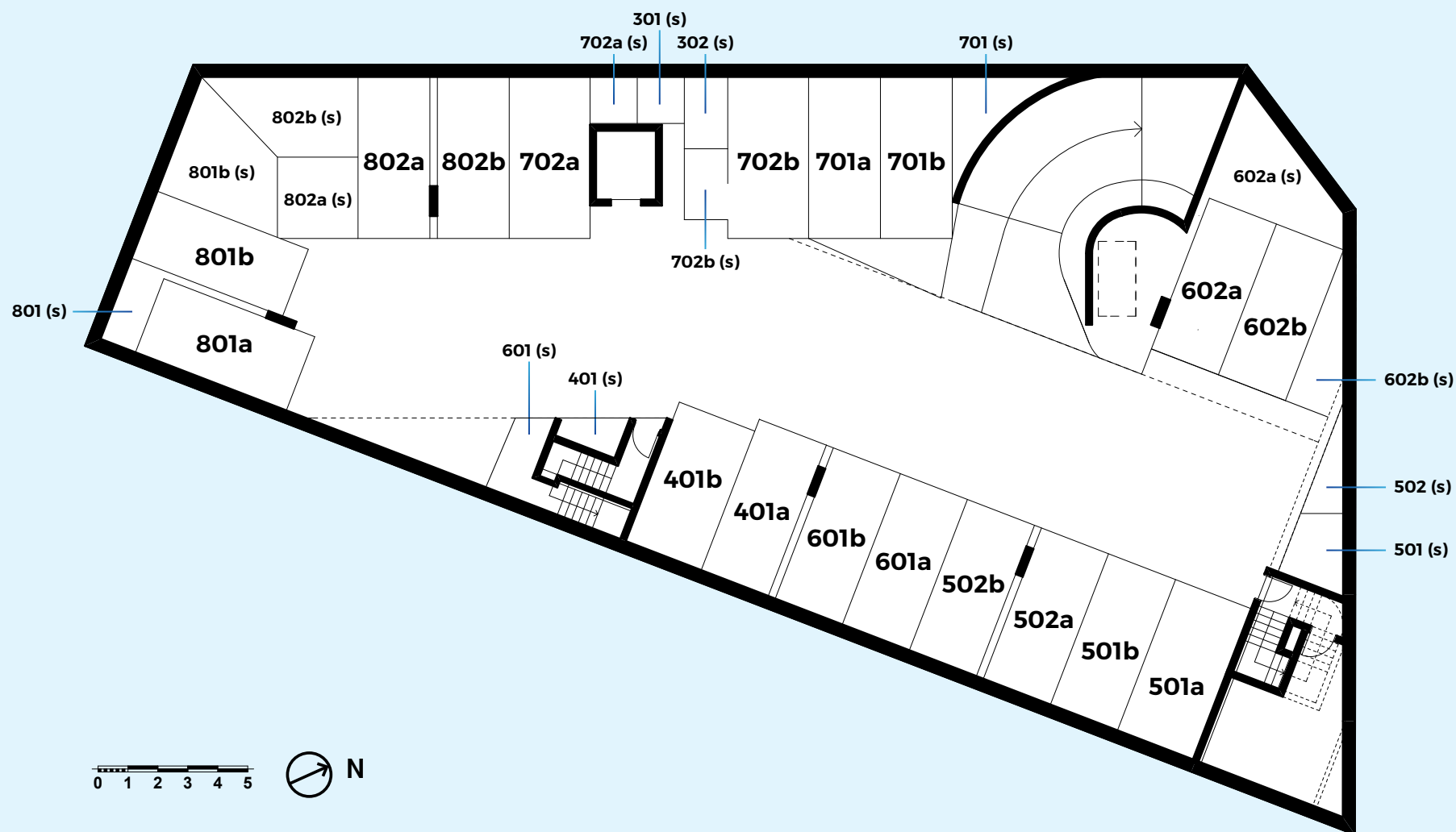
*architecturally designed
riverside residences*

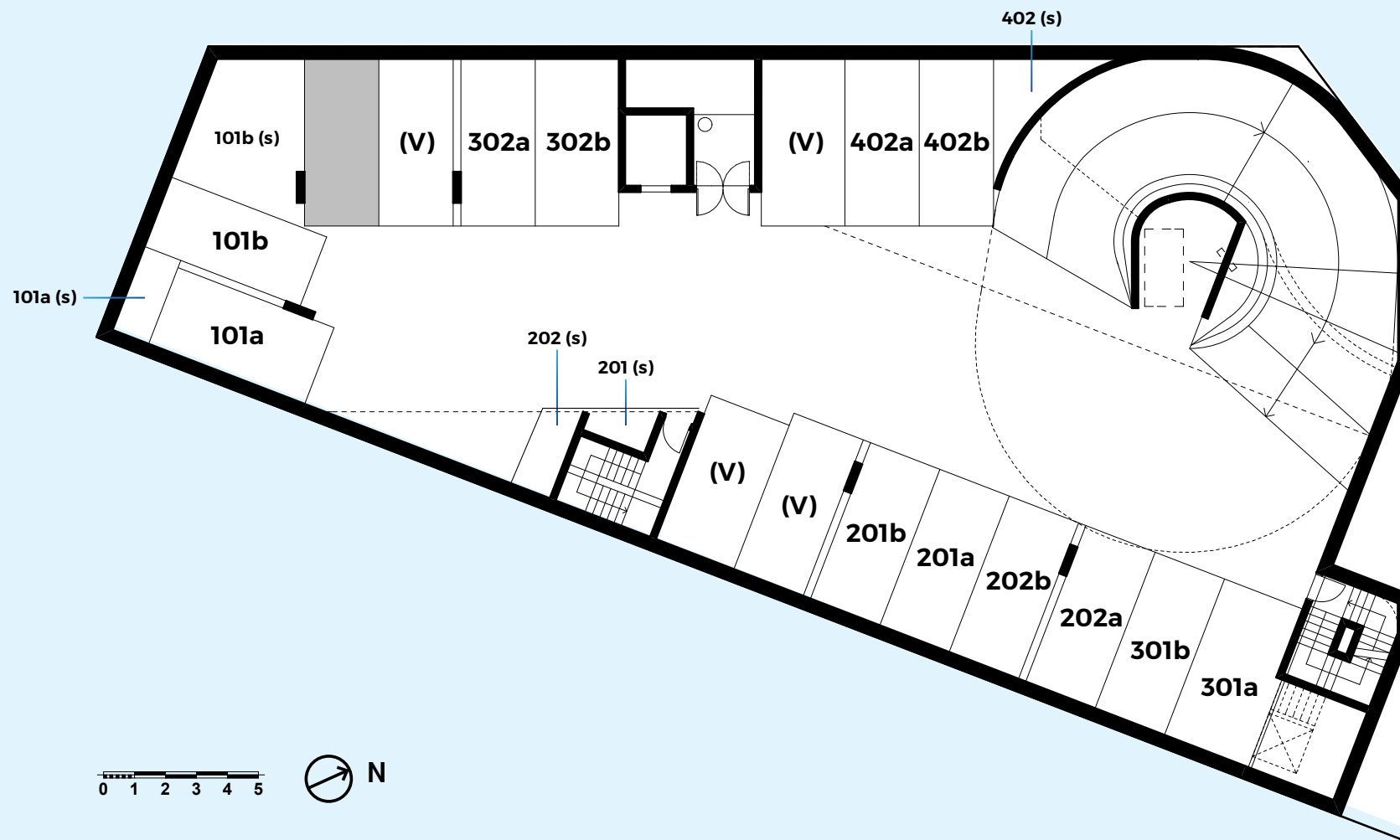
*3 bedroom boutique
apartments*

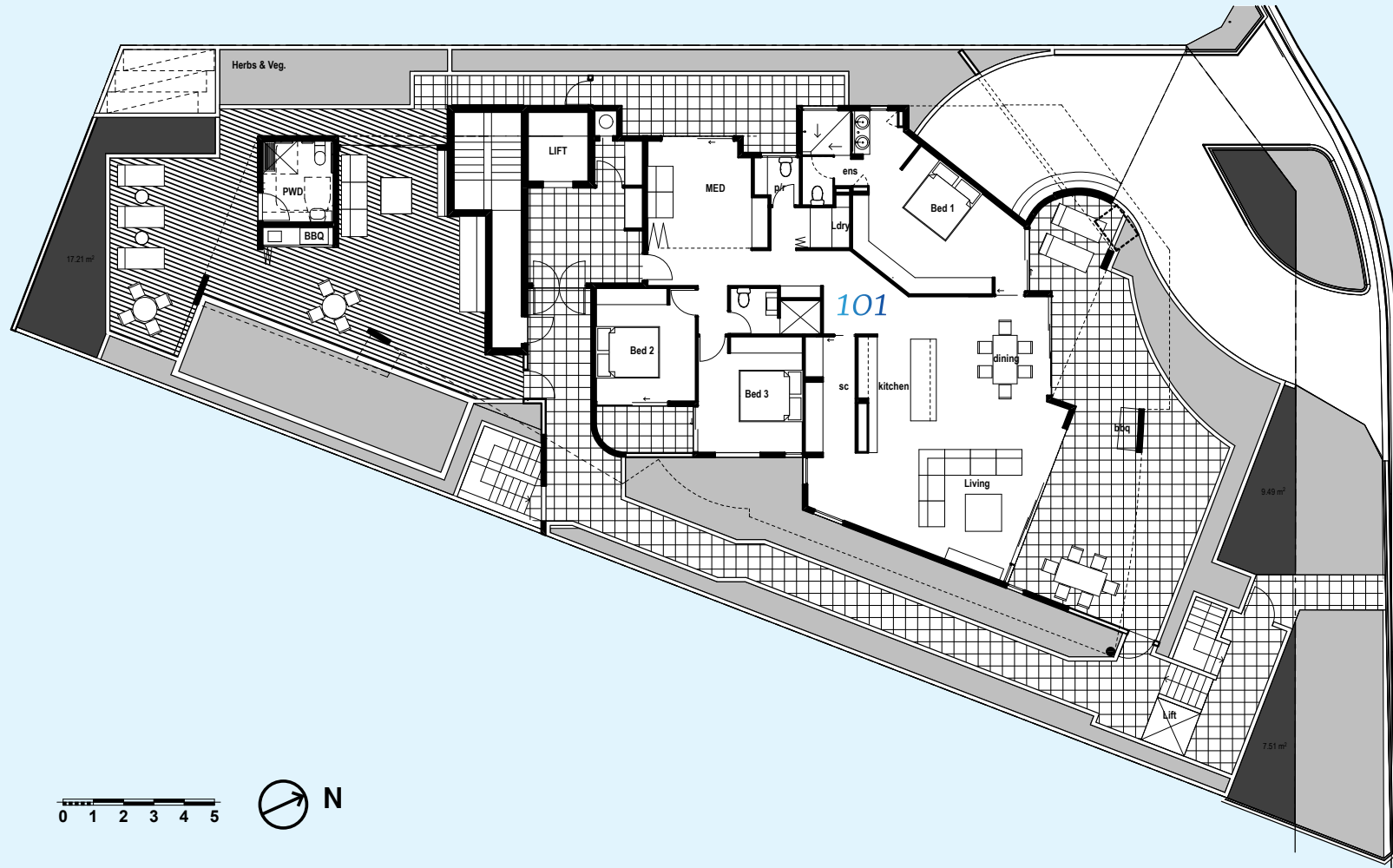


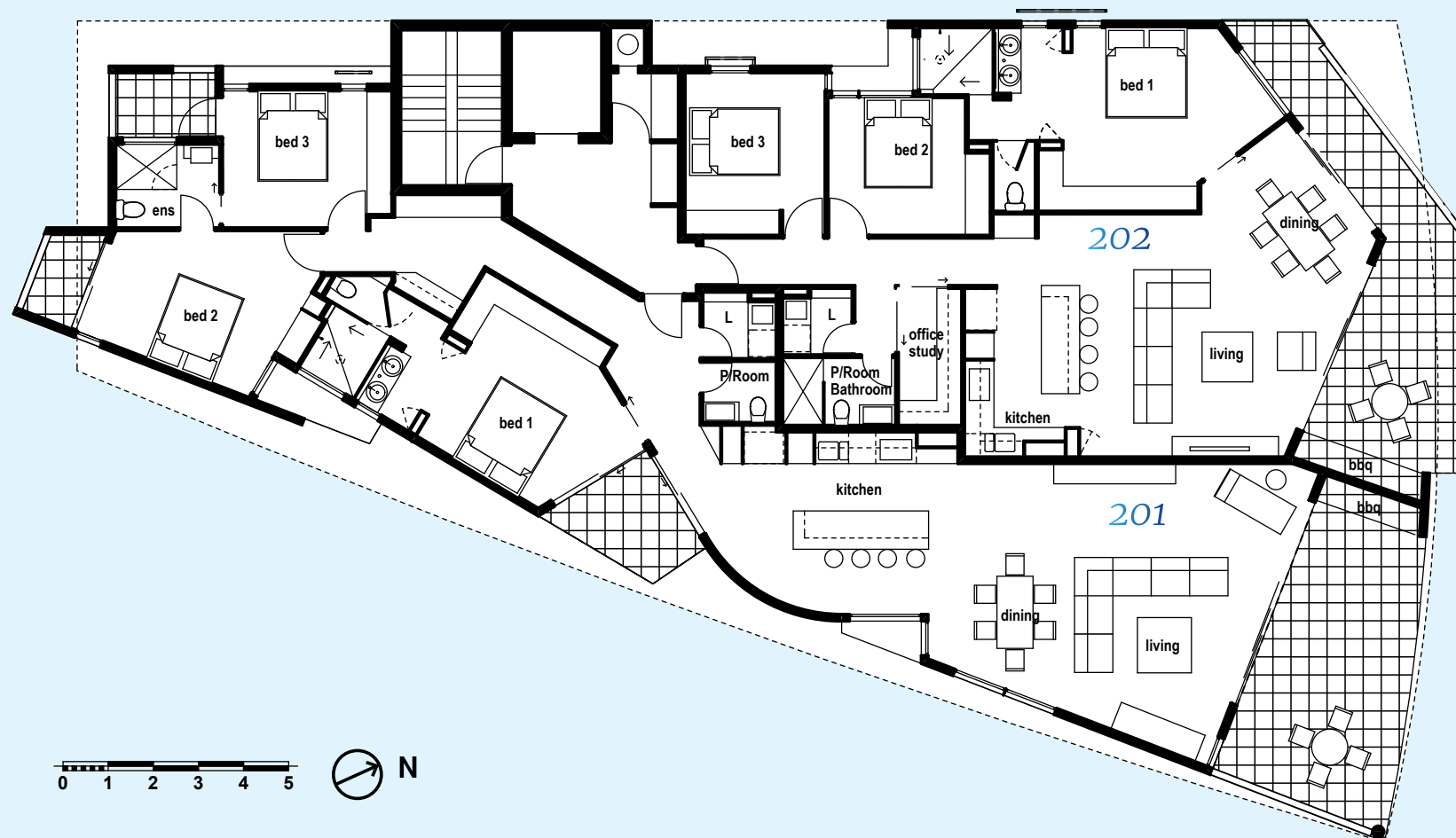
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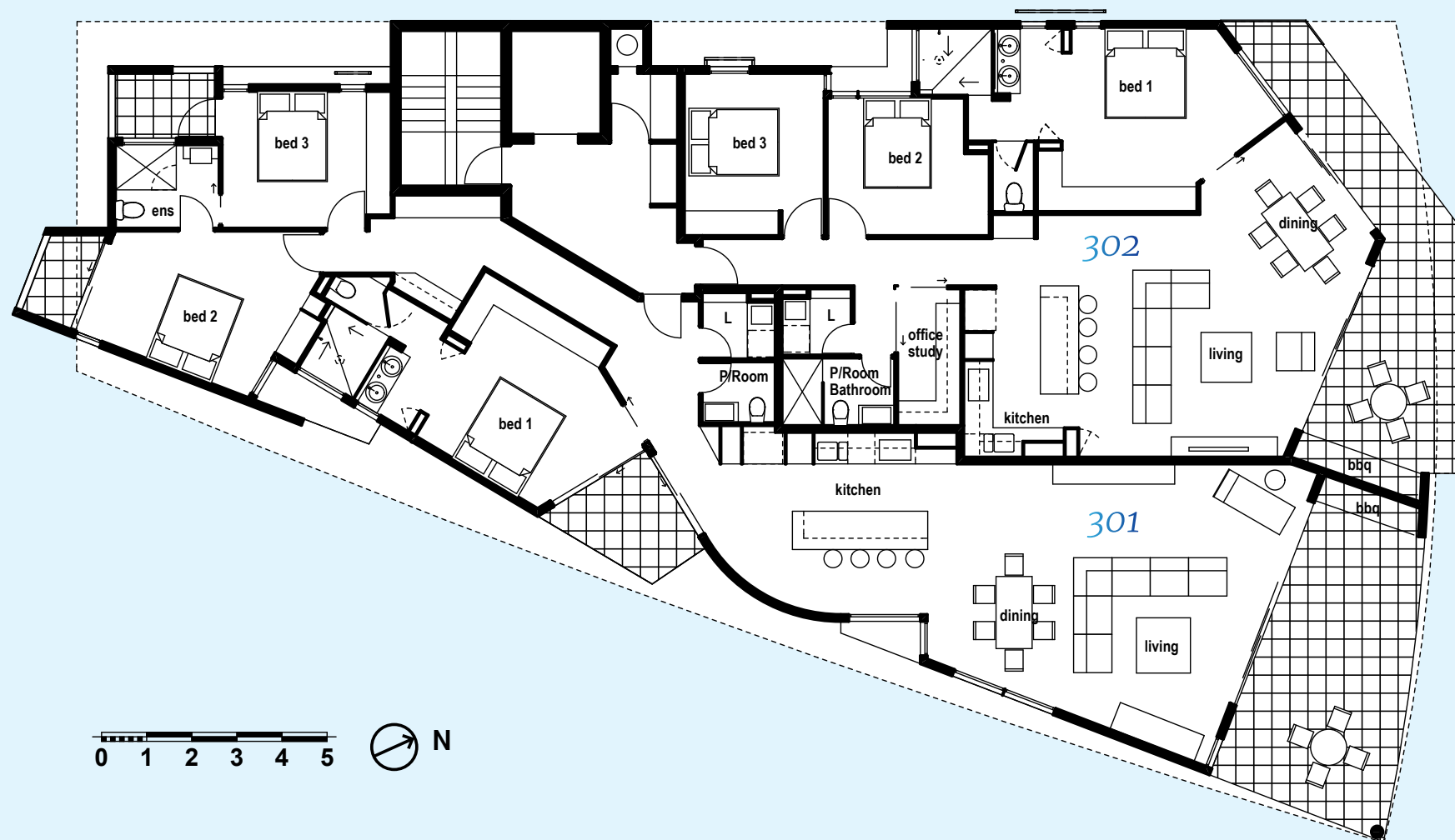


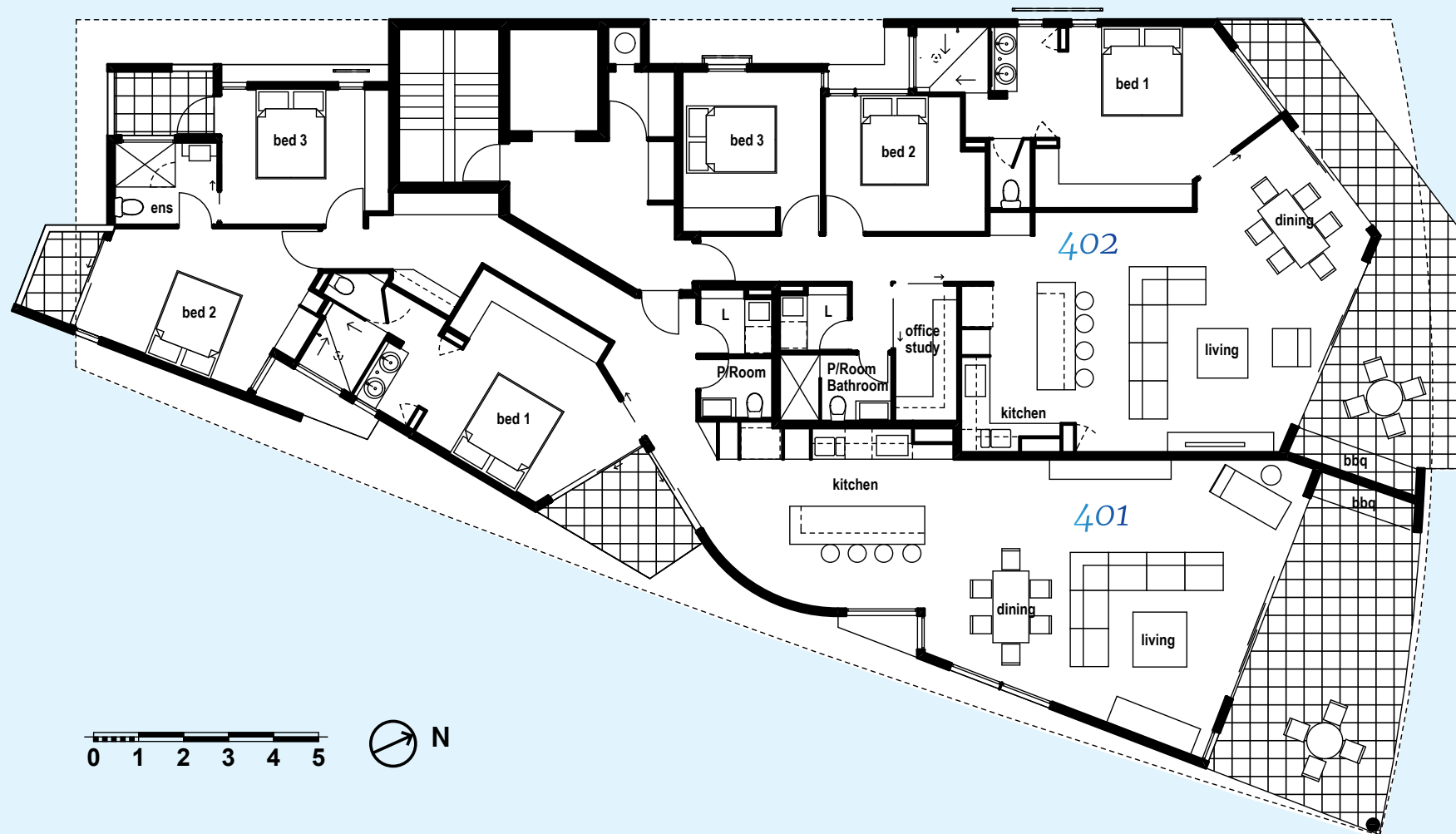


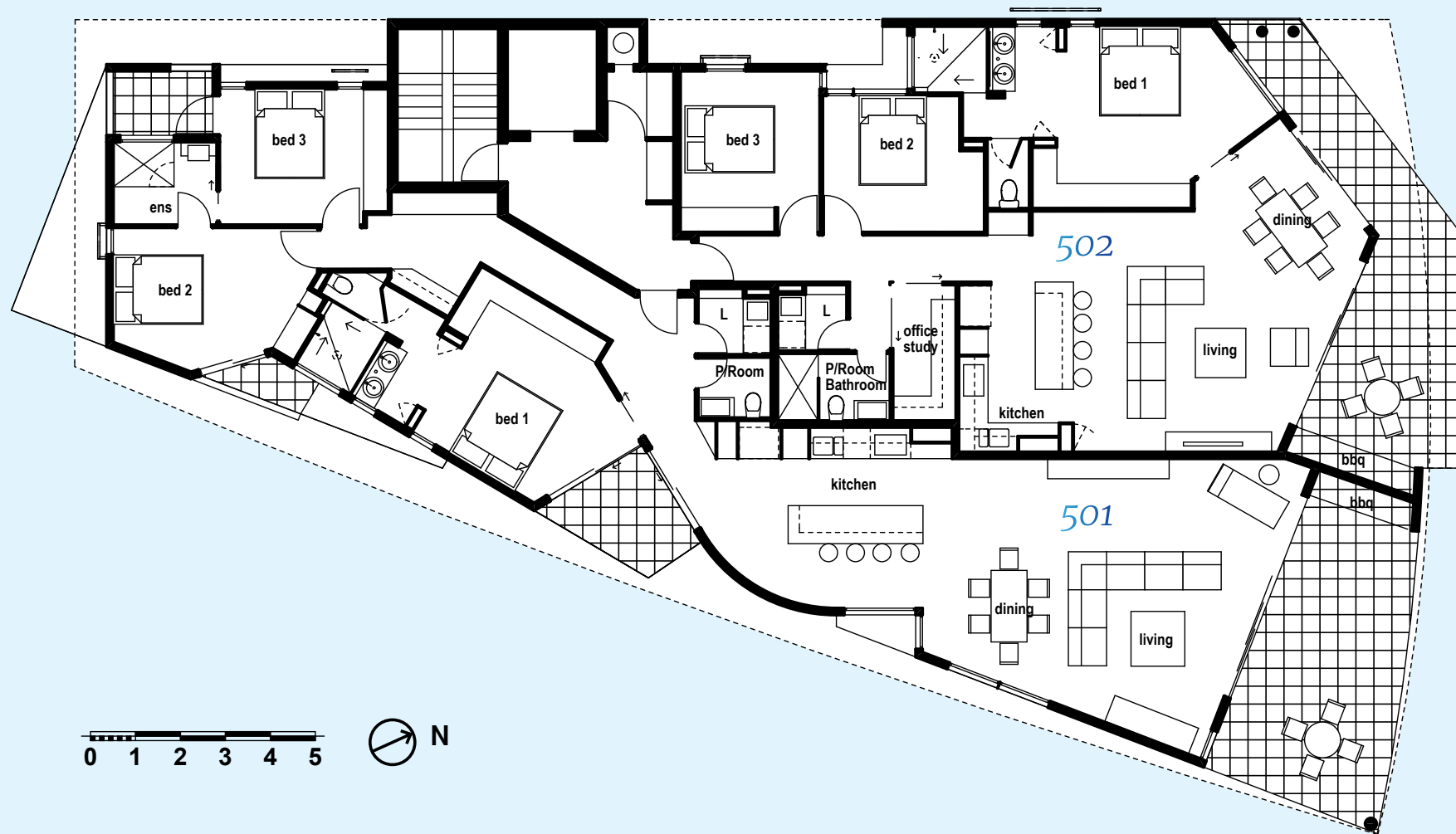


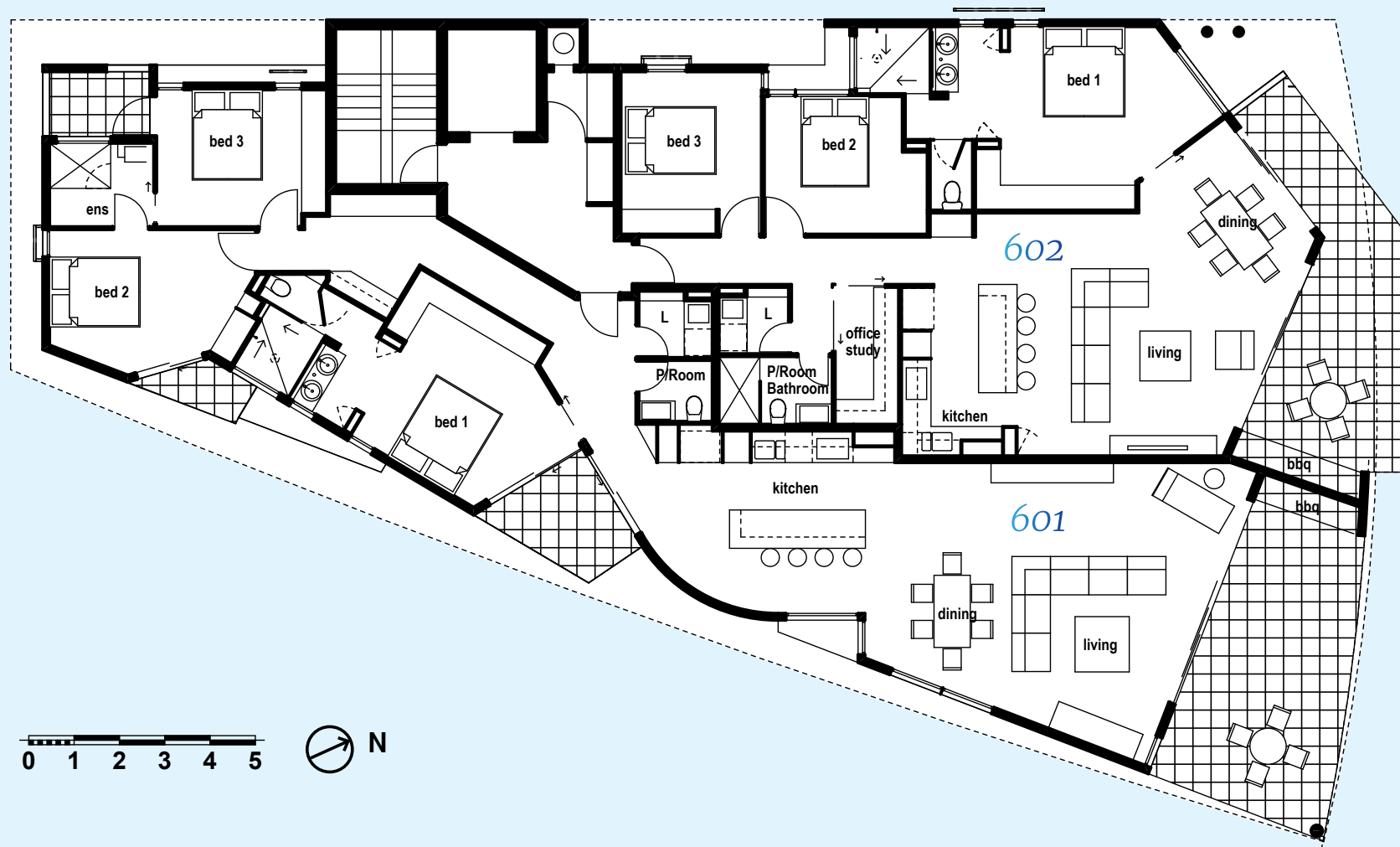


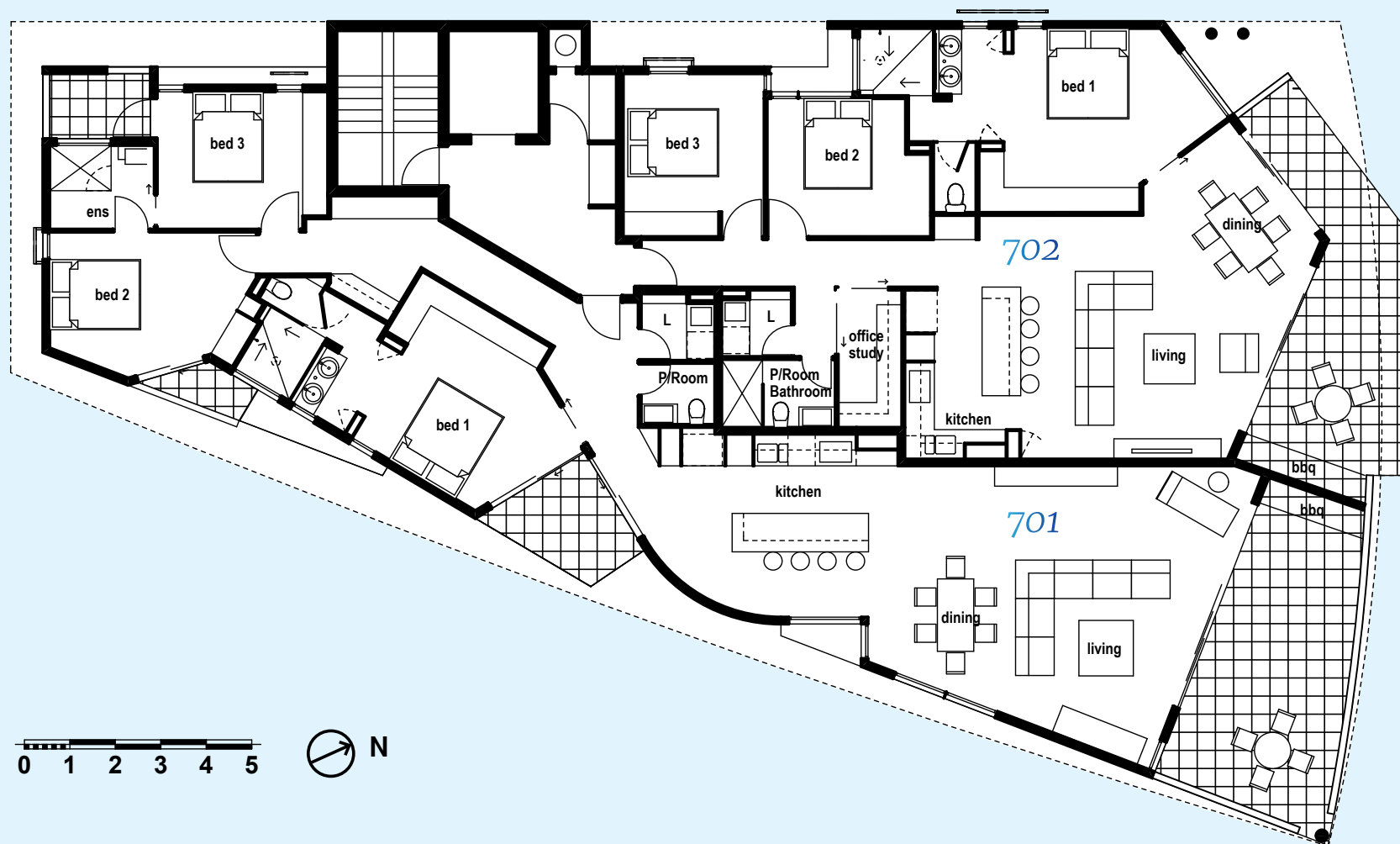








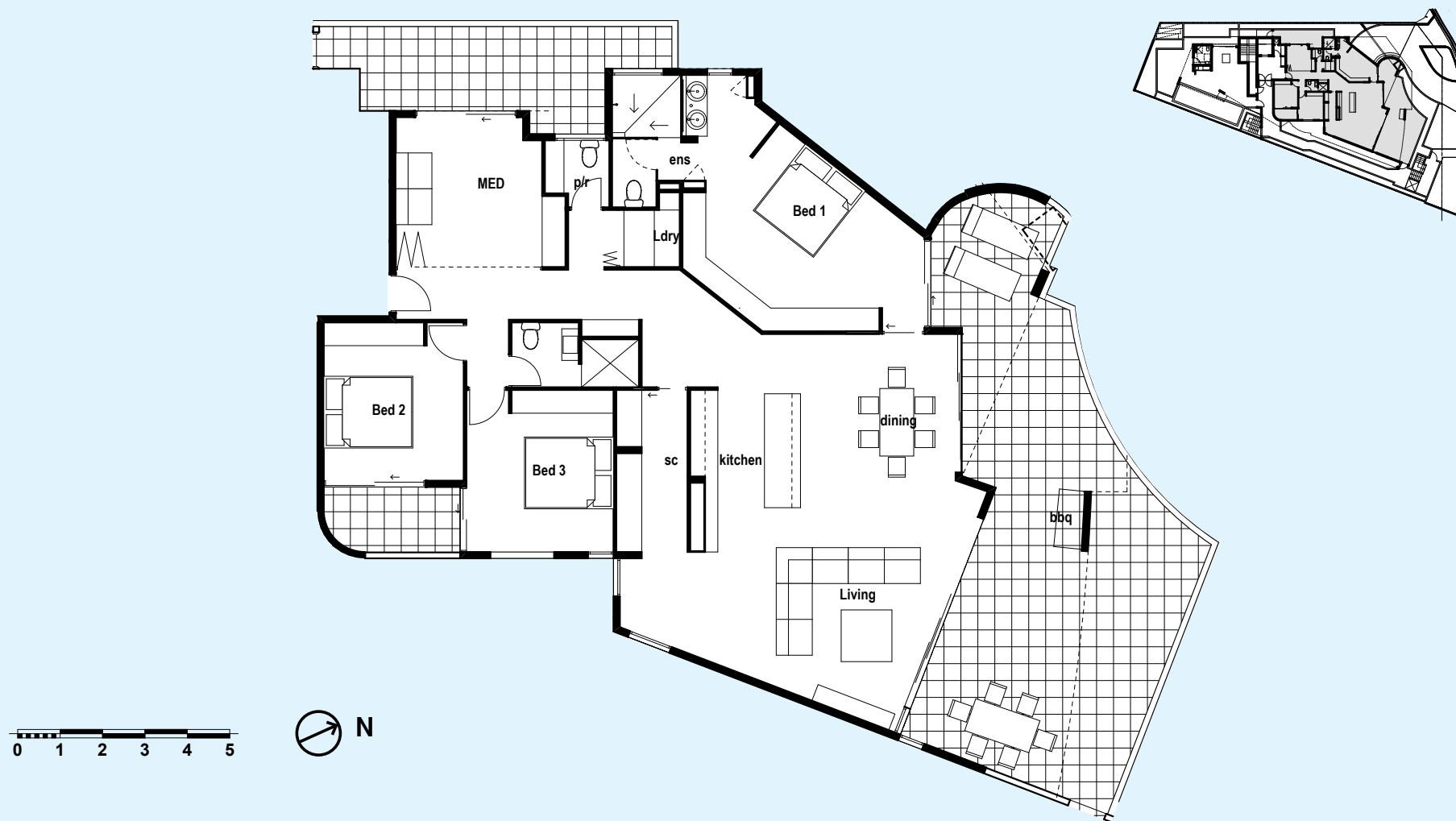


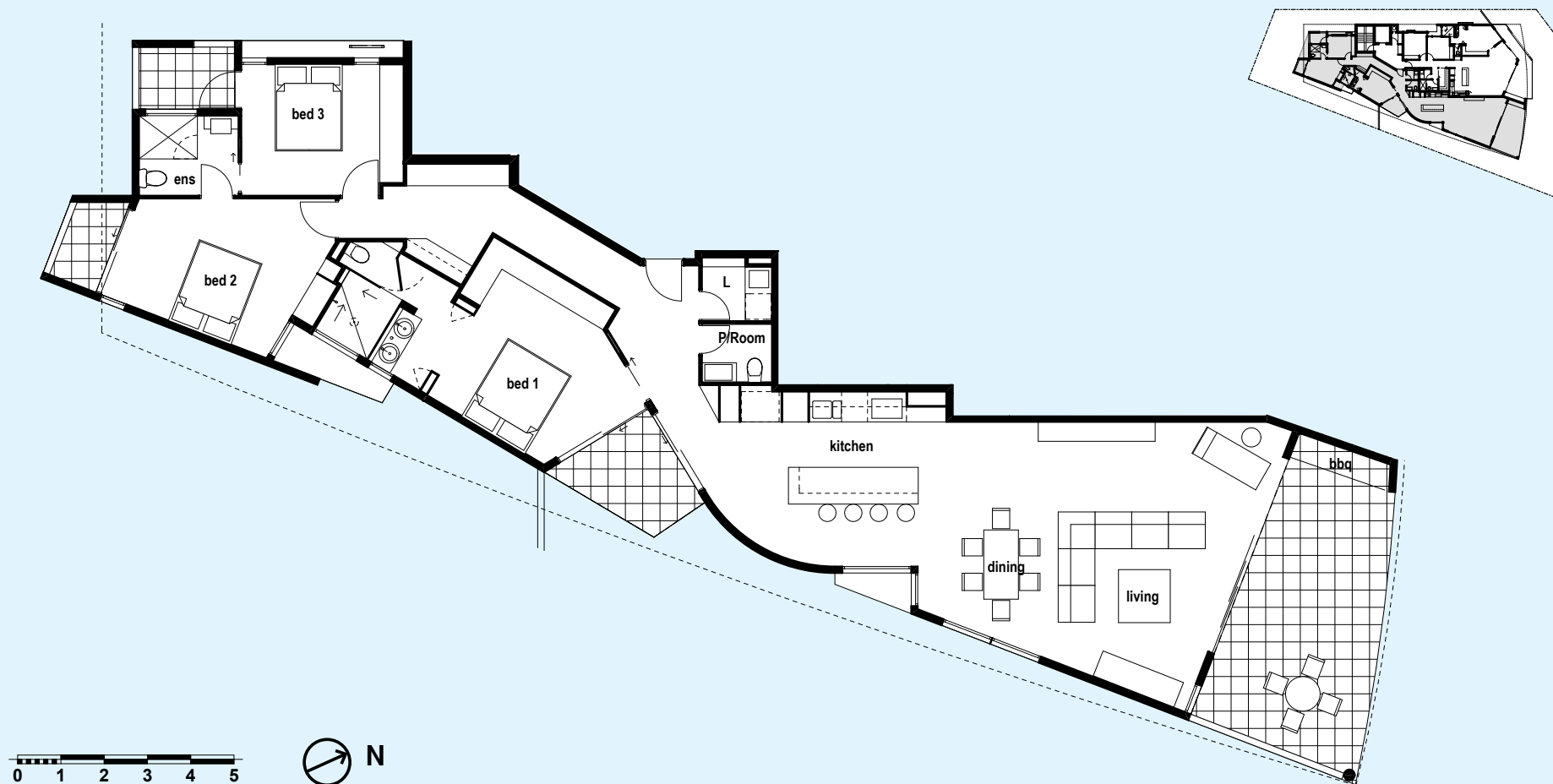


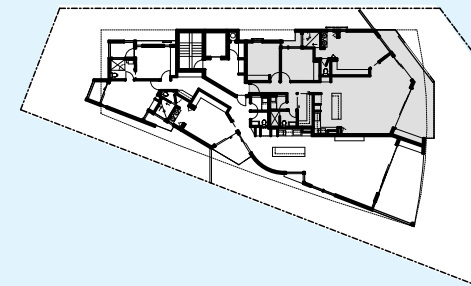
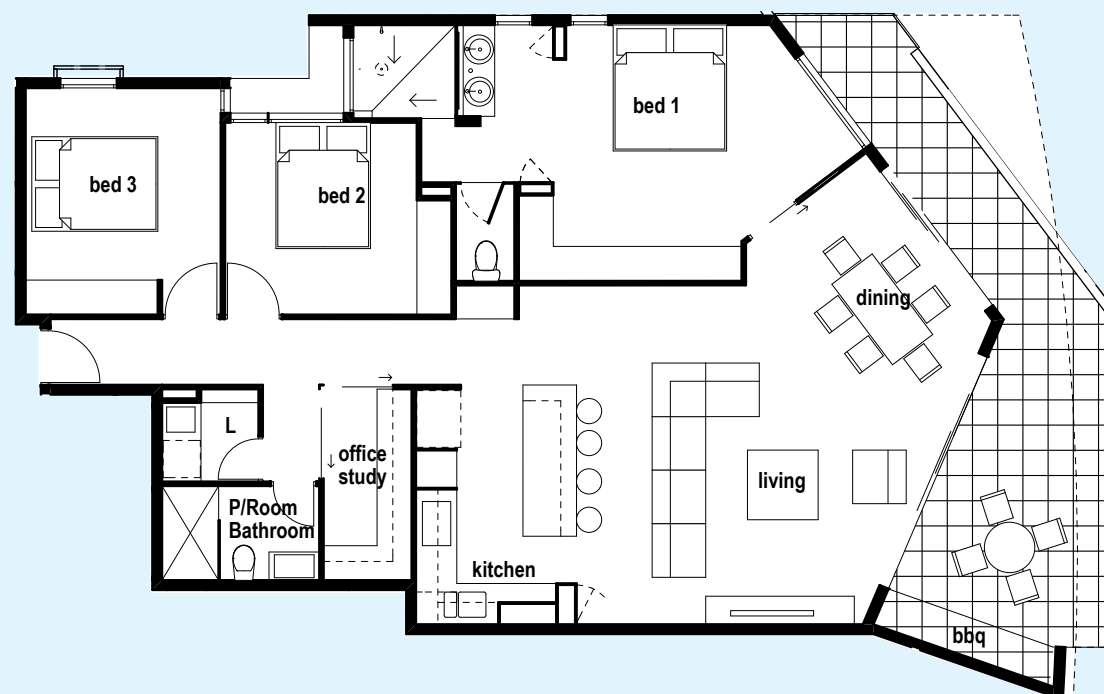


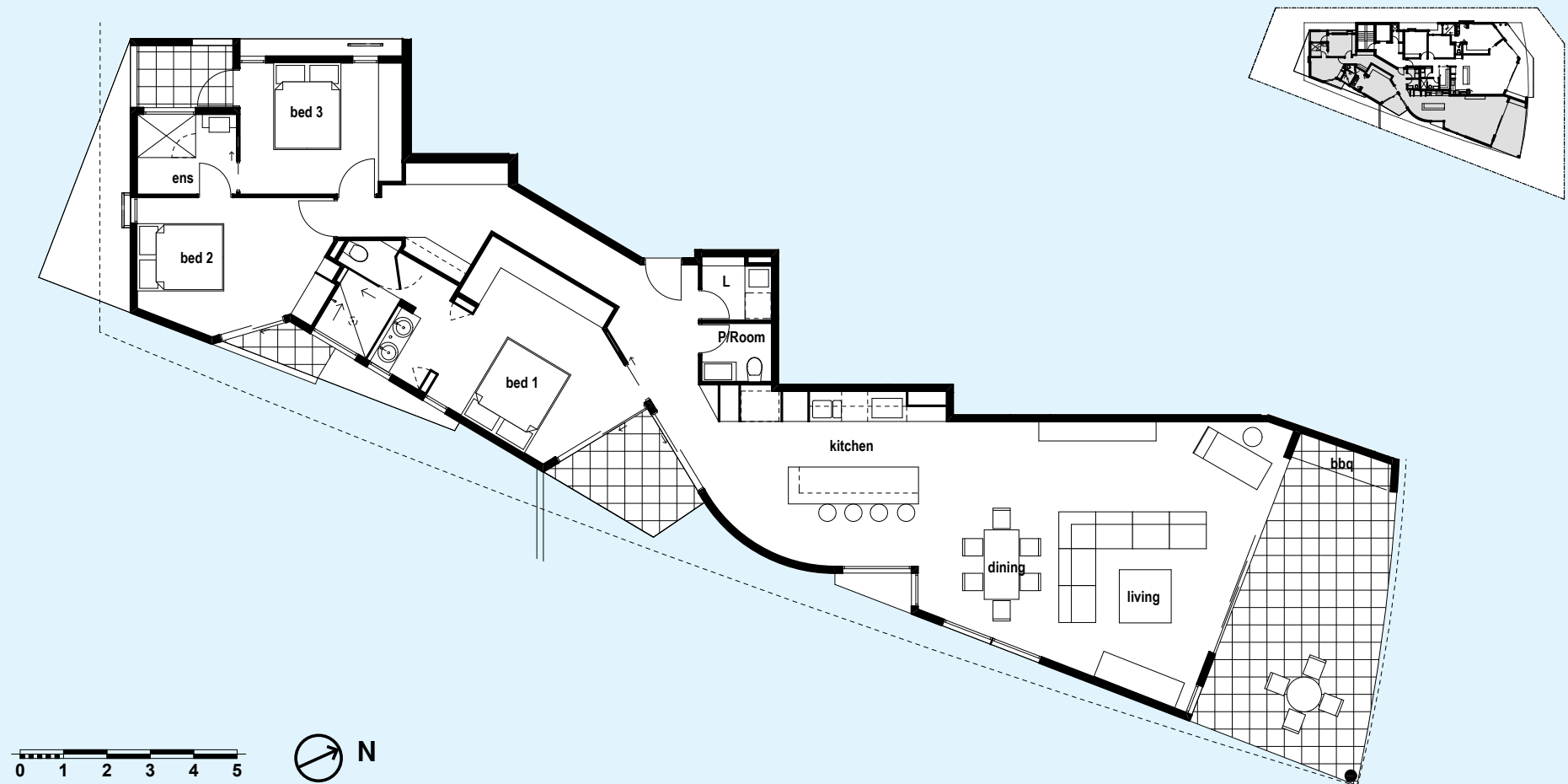
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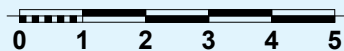
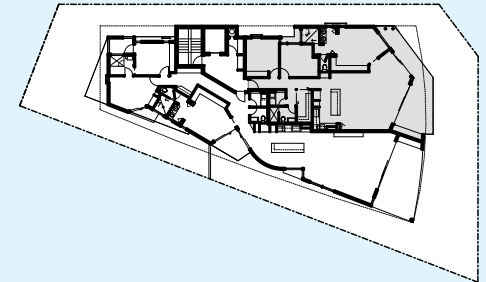
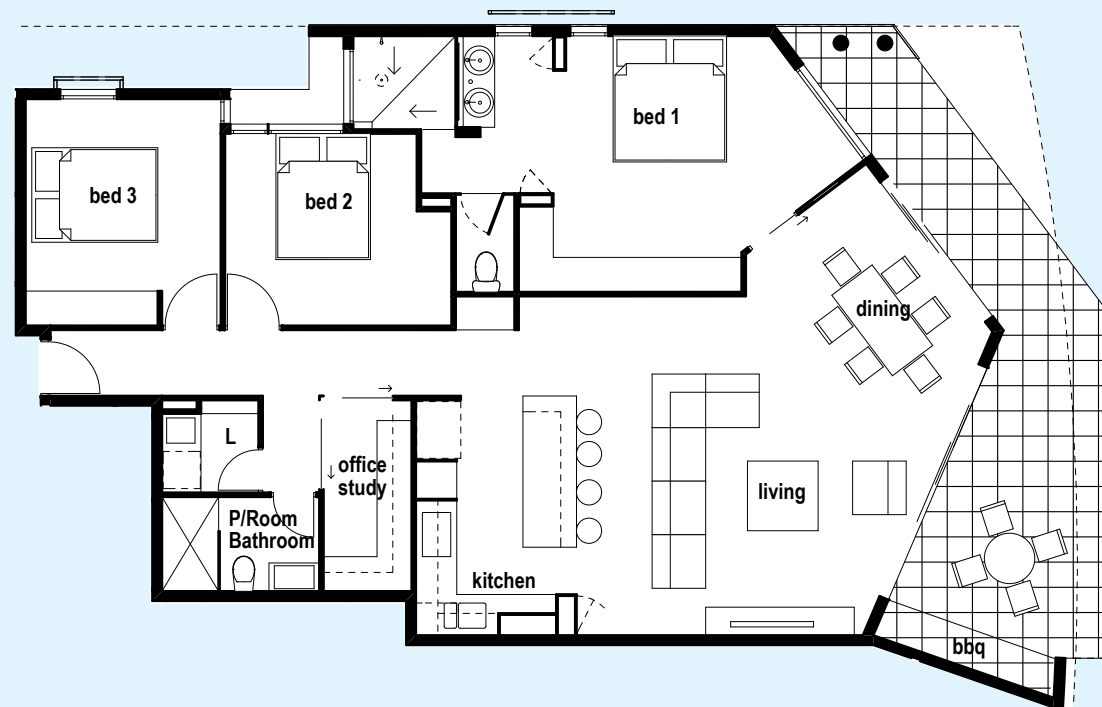


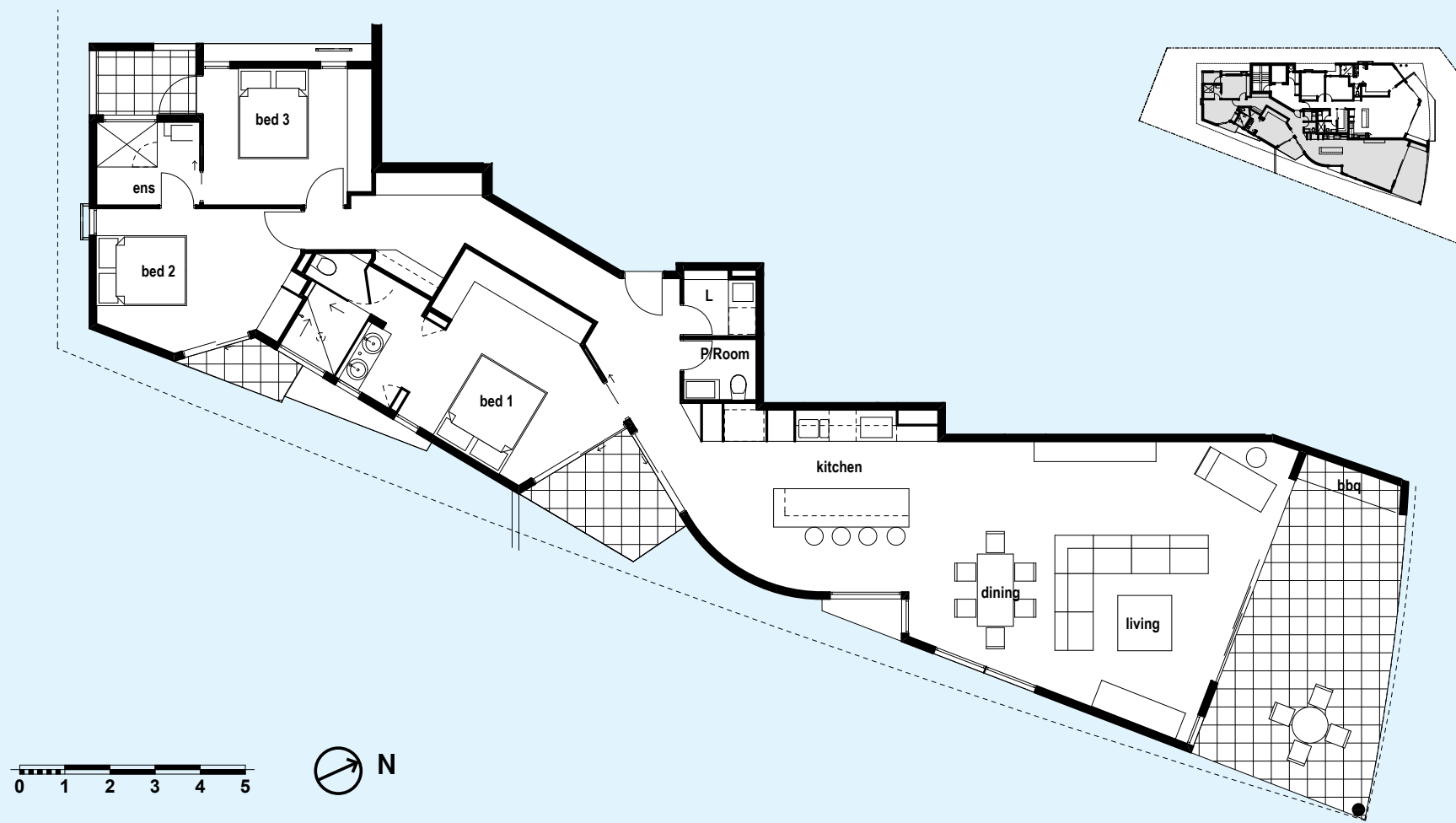


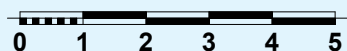
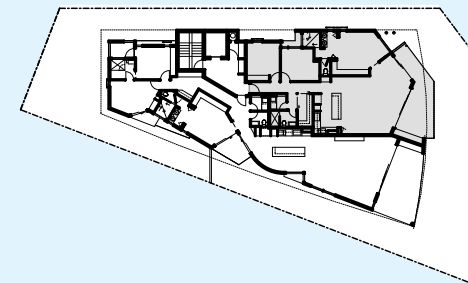
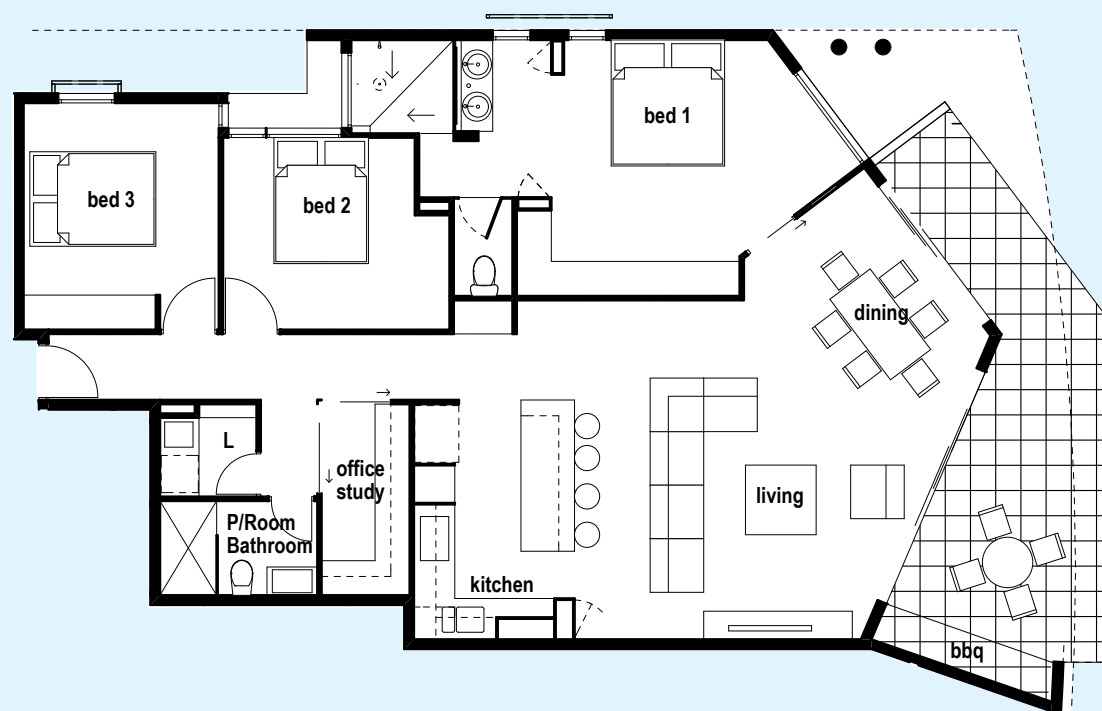












BODY CORPORATE BUDGET FOR THE FIRST YEAR

ADMINISTRATIVE FUND

\$

| | |
|-------------------------------|----------|
| Bank Charges | 150 |
| Body Corporate Administration | 2,500 |
| Cleaning | 6,000 |
| Cleansing Services | 1,000 |
| Community Electricity | 14,000 |
| Community Water | 1,000 |
| Fire Equipment Service | 4,000 |
| Fuel | 80 |
| Grounds and Gardens | 3,000 |
| Garden Materials | 300 |
| Insurance | *11,000 |
| Lift - Maintenance | 6,000 |
| - Phone | 350 |
| - Registration Fees | 600 |
| Pest Control (common areas) | 400 |
| Pool - Chemicals | 1,200 |
| Pool - Registration Fee | 250 |
| PP&S/Disbursements | 1,050 |
| Repairs and Maintenance | 4,000 |
| StrataMax Facility | 200 |
| Telephone & Facsimile | 100 |
| | \$57,180 |

SINKING FUND

Amount to be contributed **\$18,000**

BUDGET TOTAL: \$75,180



All Budget Item costs exclude GST.

Total Lots: 15

Total Contribution Schedule Lot Entitlements: 150

Total Interest Schedule Lot Entitlements: 200

* 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.

| LOT NO. | CSLE | ISLE | ADMINISTRATIVE FUND LEVY | INSURANCE LEVY | SINKING FUND LEVY | ANNUAL LEVIES |
|---|------------|------------|--------------------------|------------------|-------------------|------------------|
| AGREEMENT COSTS ARE CALCULATED ON CONTRIBUTION SCHEDULE LOT ENTITLEMENTS (CSLE) | | | | | | |
| 101 | 10 | 14 | 3078.67 | 770.00 | 1200.00 | 5048.67 |
| 201 | 10 | 11 | 3078.67 | 605.00 | 1200.00 | 4883.67 |
| 202 | 10 | 12 | 3078.67 | 660.00 | 1200.00 | 4938.67 |
| 301 | 10 | 12 | 3078.67 | 660.00 | 1200.00 | 4938.67 |
| 302 | 10 | 13 | 3078.67 | 715.00 | 1200.00 | 4993.67 |
| 401 | 10 | 12 | 3078.67 | 660.00 | 1200.00 | 4938.67 |
| 402 | 10 | 13 | 3078.67 | 715.00 | 1200.00 | 4993.67 |
| 501 | 10 | 13 | 3078.67 | 715.00 | 1200.00 | 4993.67 |
| 502 | 10 | 14 | 3078.67 | 770.00 | 1200.00 | 5048.67 |
| 601 | 10 | 13 | 3078.67 | 715.00 | 1200.00 | 4993.67 |
| 602 | 10 | 14 | 3078.67 | 770.00 | 1200.00 | 5048.67 |
| 701 | 10 | 14 | 3078.67 | 770.00 | 1200.00 | 5048.67 |
| 702 | 10 | 15 | 3078.67 | 825.00 | 1200.00 | 5103.67 |
| 801 | 10 | 15 | 3078.67 | 825.00 | 1200.00 | 5103.67 |
| 802 | 10 | 15 | 3078.67 | 825.00 | 1200.00 | 5103.67 |
| TOTAL | 150 | 200 | 46,180.00 | 11,000.00 | 18,000.00 | 75,180.00 |

CSLE – Contribution Schedule Lot Entitlement | ISLE – Interest Schedule Lot Entitlement | NOTE: ALL AMOUNTS ARE GST EXCLUSIVE

LIVING / DINING

| | |
|------------------------------|---|
| FLOOR | Imported European tiles 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 |
| BENCH TOPS | Architectural square profile stone benchtops with waterfall gables as selected by designer |
| SPLASH BACK | Glass splashback as selected by designer to all levels |
| CUPBOARDS | Architectural 2 Pac / Italian Laminate with soft-close drawers and white melamine finish internally as selected by designer |

KITCHEN FITTINGS

| | |
|-----------------------|---|
| SINK | 1.5 Bowl S/S square profile and drainer to all levels as selected by designer |
| SINK MIXER TAP | Architectural imported swivel tapware with flexi hose as selected by designer |
| COOK TOP | Miele or equivalent cook top (S/S) as selected by designer |
| RANGEHOOD | Miele or equivalent slim-line retractable S/S as selected by designer |
| DISHWASHER | Miele or equivalent fully integrated dishwasher |
| MICROWAVE | Miele or equivalent wall mounted electric microwave with S/S trim kit |

STUDY NOOK / OFFICE

Architectural Italian Laminate cabinetry as selected by designer

MASTER BEDROOM

| | |
|------------------------------|--|
| FLOOR | Wool carpet on premium 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 as selected by designer |
| MASTER ROBE | Architectural laminate hat shelf with chrome hanging rail, plus 1 bank of shelves, with Italian Laminate doors as selected by designer |

ENSUITE (MAIN)

| | |
|-------------------------------|--|
| FLOOR | Imported European tiles as selected by designer |
| WALLS | Imported European tiles fully tiled as selected by designer |
| CEILING | Painted plasterboard with square set cornice |
| VANITY BENCH TOP | Architectural wall hung vanity with stone top as selected by designer |
| CABINETRY & MIRROR | Architectural mirror cabinets as selected by designer |
| SHOWER SCREEN | Frameless clear glass as selected by designer |
| VANITY BASINS | European vitreous-china basins as selected by designer |
| TOILET | European wall hung vitreous-china suite with concealed cistern as selected by designer |
| TAPWARE | European architectural tapware as selected by designer |
| ACCESSORIES | European architectural accessories as selected by designer |

BEDROOM 2/3

| | |
|------------------------------|---|
| FLOOR | Wool carpet on premium 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 | Architectural laminate hat shelf with chrome hanging rail, plus 1 bank of shelves with architectural back painted glass panel doors as selected by designer |

BATHROOM / POWDER ROOM (AS APPLICABLE)

| | |
|--------------------------------------|---|
| FLOOR | Imported European tiles as selected by designer |
| WALLS | Imported European mid height tiles plus full shower screen recess as selected by designer |
| CEILING | Painted plasterboard with square set cornice |
| VANITY BENCH TOP AND CABINERY | Architectural wall hung vanity cabinet with stone top 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 basin as selected by designer |
| TOILET SUITE | European close coupled back to wall vitreous-china suite as selected by designer |
| ACCESSORIES | European 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 |
| TUB | S/S sink with cabinet as selected by designer |

LANDSCAPING

Swimming Pool with sundeck

Architectural landscape incorporating BBQ / Lounge area

Communal toilet and shower

Residents' irrigated communal herb garden

SECURITY

Audio Intercom system

GENERAL

| | |
|---------------------------|--|
| AIR-CONDITIONING | Reverse cycle ducted air-conditioning system to living area and bedrooms as selected by designer |
| HOT WATER SERVICE | 3 phase electric HWU to all apartments (or equivalent) as selected by designer |
| INTERNAL DOORS | Flush face doors with semi-gloss enamel paint finish |
| DOORS AND CABINETS | Designer 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 | 2 car spaces to all apartments |

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 concrete framed structure with applied texture painted finishes |
| WALLS BETWEEN UNITS | Fire rated concrete framed structure and light framed walls lined with painted plasterboard acoustic system |
| INTERNAL WALLS | Stud walls lined with plasterboard with paint finish |
| WINDOWS AND DOORS TO BALCONIES | Tinted glazed sash and/or sliding powder coated aluminium frames |
| BALCONY | Imported European tiles as selected by designer |
| BALUSTRADE | Powder coated semi frameless glass aluminium balustrade |
| CEILINGS | Texture paint finish to underside of slab generally |