

ELYSÉE

— ALEXANDRA HEADLAND —



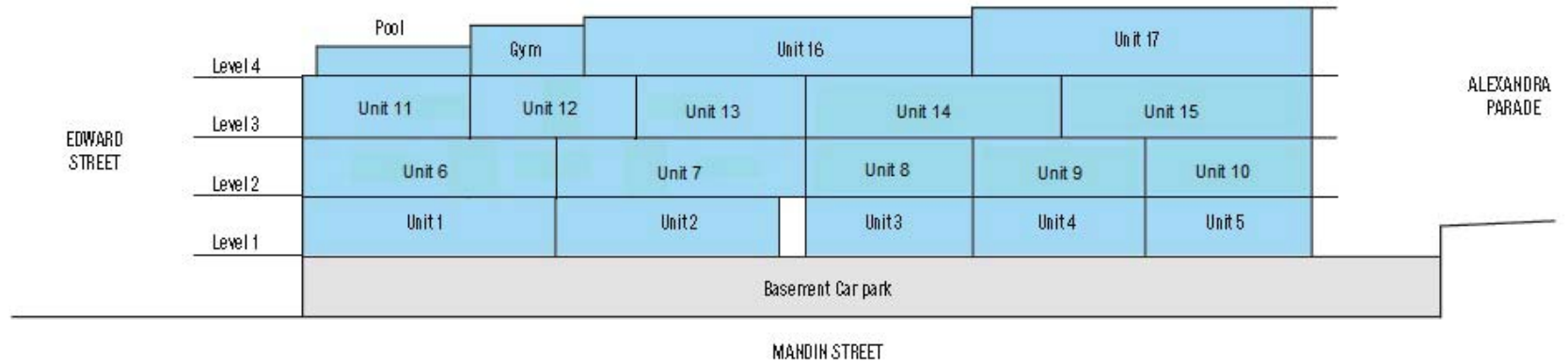
THE PINNACLE OF MODERN LUXURY LIVING - 17 OCEAN VIEW APARTMENTS OVER 4 LEVELS

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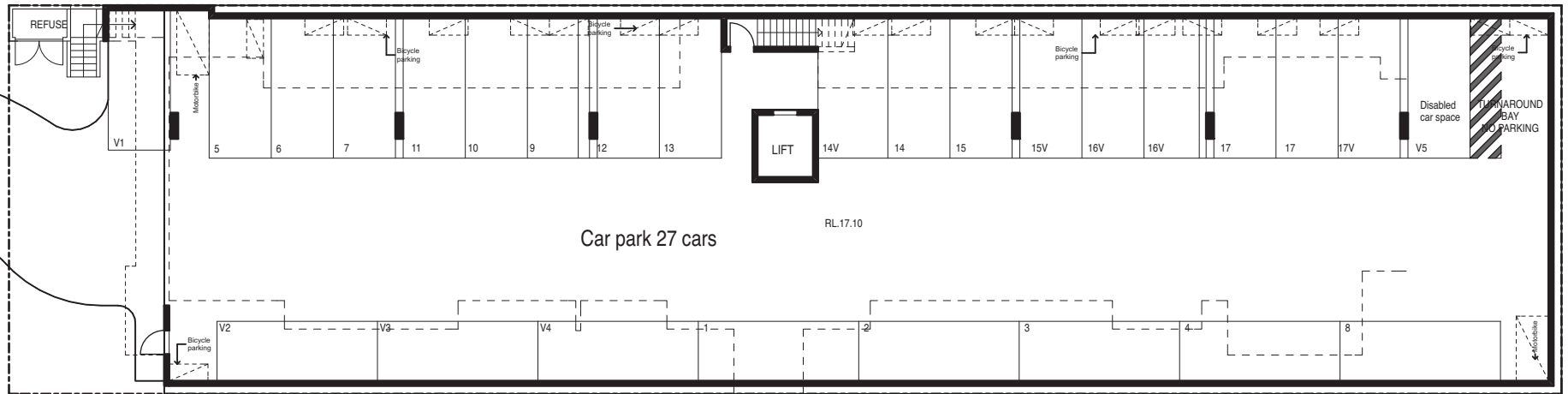
MATRIX

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ALEXANDRA HEADLAND



BASEMENT PLAN

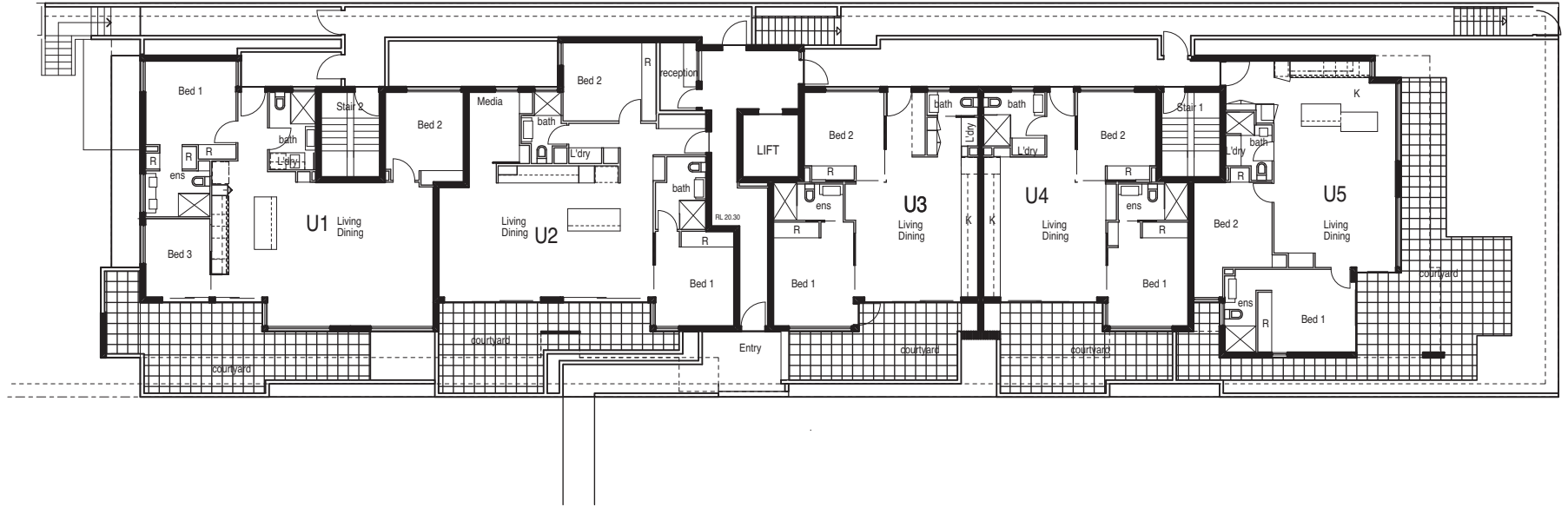


CARPARK LEVEL

GROUND FLOOR PLAN

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LEVEL 1 FLOOR PLAN
5 UNITS PER LEVEL



MANDIN STREET



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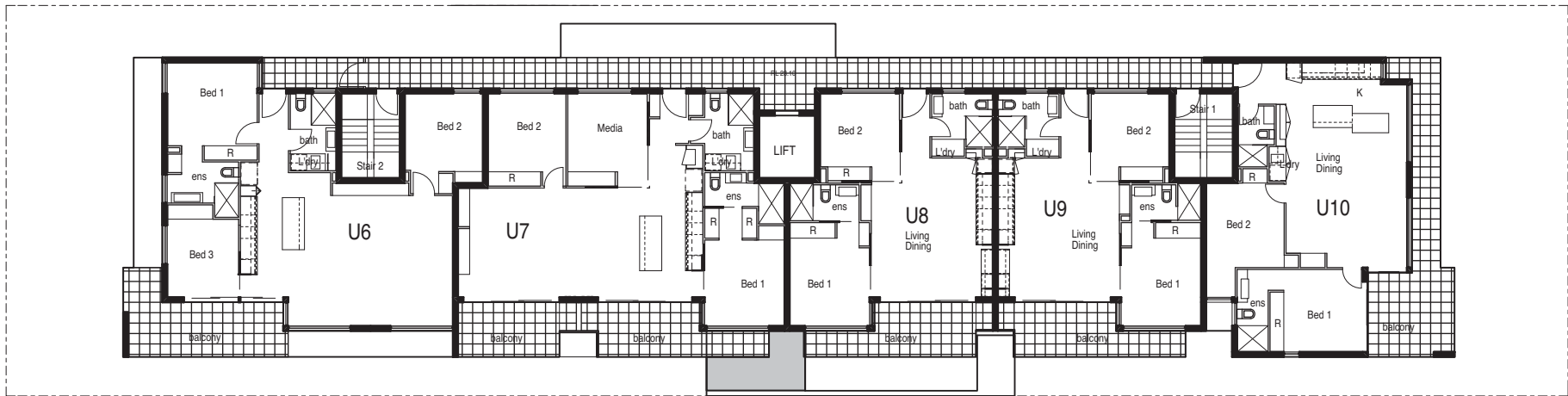
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LEVEL 2 PLAN

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LEVEL 2 FLOOR PLAN
5 UNITS PER LEVEL



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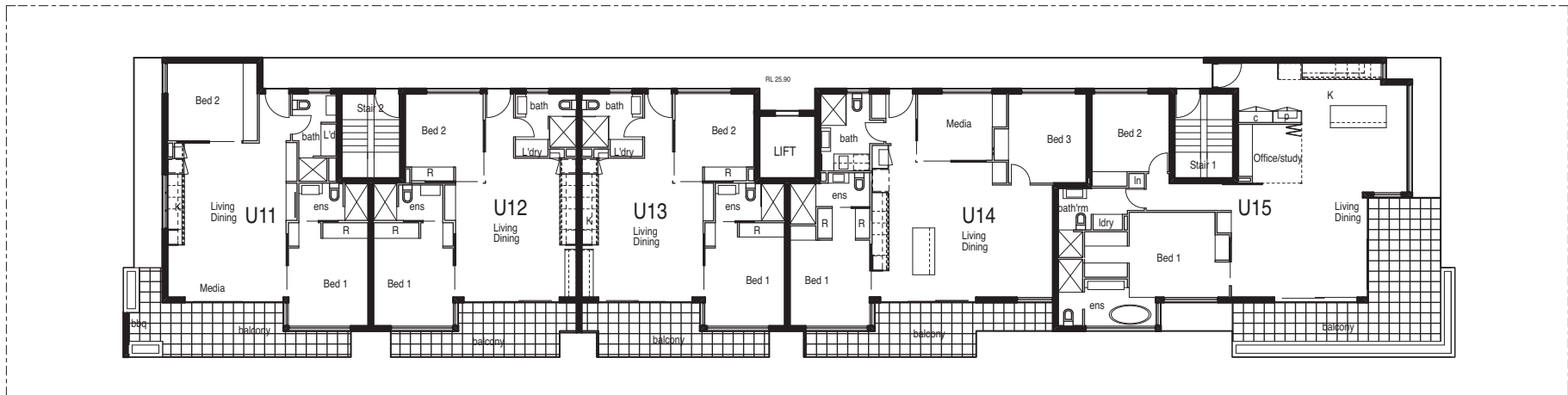
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LEVEL 3 PLAN

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LEVEL 3 FLOOR PLAN
5 UNITS PER LEVEL



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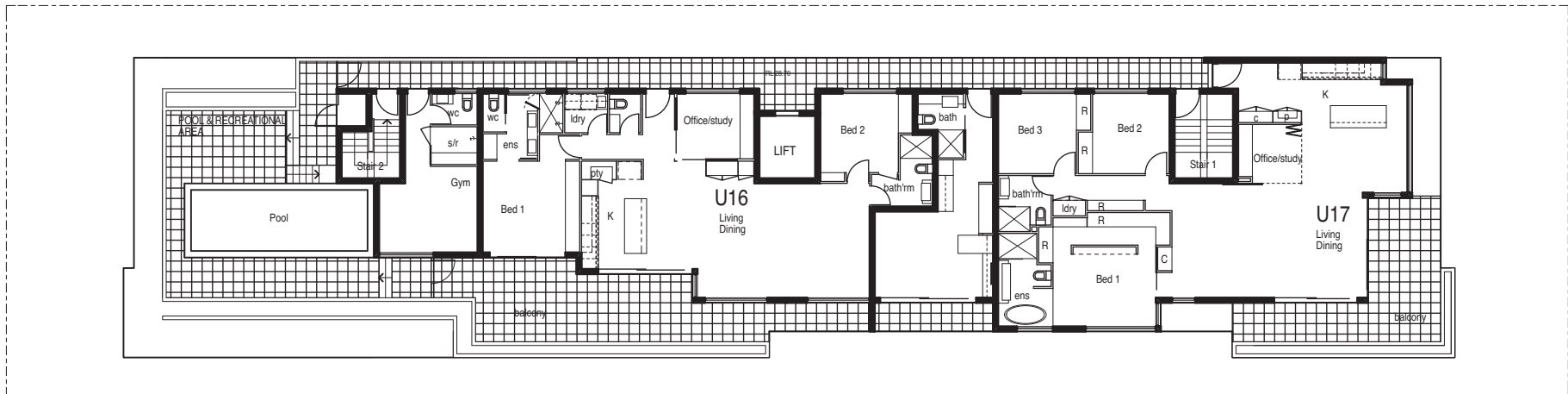
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LEVEL 4 PLAN

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LEVEL 4 FLOOR PLAN
2 UNITS PER LEVEL



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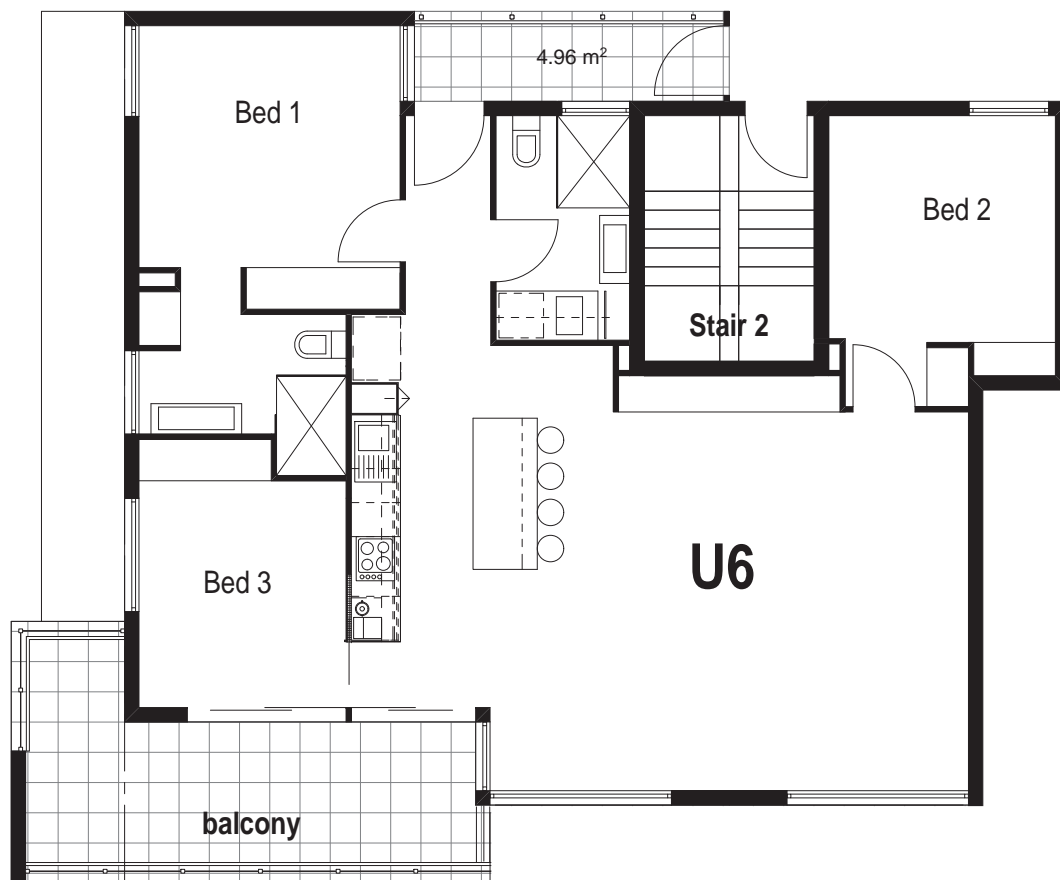
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UNIT 6 PLAN

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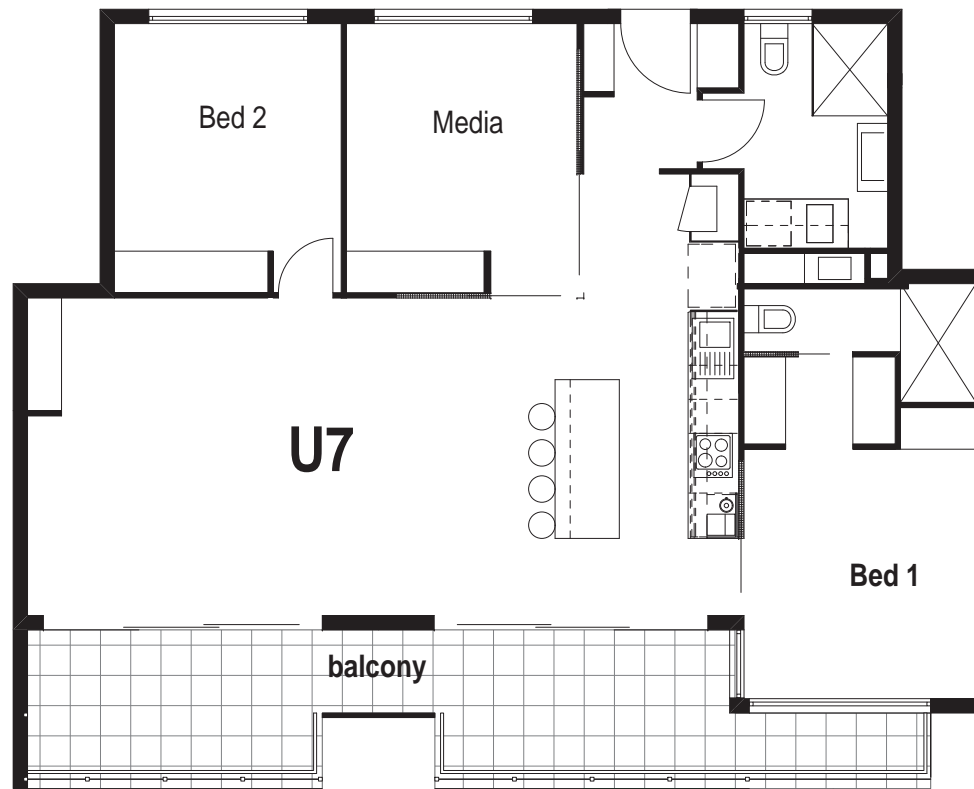
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UNIT 7 PLAN

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UNIT 12 PLAN

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Community Titles Scheme

BODY CORPORATE BUDGET FOR THE FIRST YEAR



ADMINISTRATIVE FUND	\$
Audit Fees (not applicable first year)	-
Bank Charges	50
Body Corporate Administration	2,780
Caretaker	17,850
Cleaning Materials	200
Community Electricity	9,000
Community Water	1,320
Fire Equipment Service	2,000
Fuel	50
Garden Materials	100
Insurance - Building, Public Liability & Office Bearers	* 8,000
Lift - Maintenance	6,000
- Lift Phone	440
- Registration Fees	360
Pest Control (common areas)	200
PP&S / Disbursements	1,080
Repairs & Maintenance	1,600
StrataMax Facility	210
Telephone & Facsimile	<u>110</u>
	\$51,350
SINKING FUND	
Amount to be contributed	\$8,500
	Budget Total = \$59,850

All Budget items exclude GST

Total lots in Scheme: 17

Aggregate Contribution Schedule Lot Entitlements: 170

Aggregate Interest Schedule Lot Entitlements: 200

*Levies for the Building 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.



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Community Titles Scheme

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UNIT NUMBER	CONTRIBUTION ENTITLEMENTS	INTEREST ENTITLEMENTS	ADMIN FUND	ADMIN INSURANCE	SINKING FUND	ANNUAL LEVIES
1	10	9	2,550.00	360.00	500.00	3,410.00
2	10	9	2,550.00	360.00	500.00	3,410.00
3	10	7	2,550.00	280.00	500.00	3,330.00
4	10	7	2,550.00	280.00	500.00	3,330.00
5	10	7	2,550.00	280.00	500.00	3,330.00
6	10	14	2,550.00	560.00	500.00	3,610.00
7	10	14	2,550.00	560.00	500.00	3,610.00
8	10	8	2,550.00	320.00	500.00	3,370.00
9	10	8	2,550.00	320.00	500.00	3,370.00
10	10	8	2,550.00	320.00	500.00	3,370.00
11	10	10	2,550.00	400.00	500.00	3,450.00
12	10	10	2,550.00	400.00	500.00	3,450.00
13	10	10	2,550.00	400.00	500.00	3,450.00
14	10	15	2,550.00	600.00	500.00	3,650.00
15	10	17	2,550.00	680.00	500.00	3,730.00
16	10	23	2,550.00	920.00	500.00	3,970.00
17	10	24	2,550.00	960.00	500.00	4,010.00
	170	200	43,350.00	8,000.00	8,500.00	59,850.00

APARTMENT FINISHES

LIVING / DINING

Floor	Imported tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings	Splayed timber with gloss enamel paint finish
Architrave	Splayed timber with gloss enamel paint finish
Ceiling & Cornice	Texture paint finish generally with cornice profile to units 1-15 and set plaster to units 16-17 as selected by designer.

KITCHEN

Floor	Imported 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 as selected by designer
Splash Back	Glass splash back as selected by designer
Cupboards	Integrated Architectural laminate and 2 Pac to doors and drawers with white melamine finish internally as selected by designer

KITCHEN FITTINGS

Sink	1 bowl S/S square profile to units 1-11 and 1.5 bowl to units 12-17 as selected by designer
Sink Mixer Tap	Architectural imported tapware as selected by designer
Cook Top	Imported European electric cook top (S/S) as selected by designer
Oven	Imported European S/S Convection Microwave oven to units 1-11 and S/S ovens to units 12-17 as selected by designer
Rangehood	Imported European slimline retractable (S/S) as selected by designer
Dishwasher	Imported European electric dishwasher 450-S/S to units 1-11 & 600-S/S to units 12-17 as selected by designer
Microwave	Imported European electric microwave (S/S) to units 12-17 as selected by designer

BEDROOMS AND ROBES

Floor	Wool carpet on underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings	Splayed timber with gloss enamel paint finish
Ceiling & Cornice	Texture paint finish generally with cornice profile to units 1-15 and set plaster to units 16-17 as selected by designer.
Walk-In-Robe	Architectural laminate hat shelf with chrome hanging rail plus 1 bank of shelves as selected by designer
Built-In-Robe	Architectural laminate hat shelf with chrome hanging rail, with architectural colour panel doors as selected by designer

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MAIN ENSUITE

Floor	Imported tiles as selected by designer
Walls	Imported tile skirting, splashback and shower recess to units 1-11 & fully tiled to units 12-17 as selected by designer
Ceiling	Painted plasterboard with square set cornice
Vanity Bench Top and Cabinetry	Architectural wall hung vanity cabinet with stone top as selected by designer
Mirror	Architectural mirror mounted above basin as selected by designer
Shower Screen	Clear glass with polished chrome trim to units 1-15 & frameless glass to units 16-17
Vanity Basins	Vitreous china semi-recessed round basin as selected by designer
Tapware	Polished architectural tapware as selected by designer
Accessories	Polished architectural accessories as selected by designer

BEDROOM 2/3 AND MEDIA *As applicable

Floor	Wool carpet on underlay as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling & Cornice	Texture paint finish generally with cornice profile to units 1-15 and set plaster to units 16-17 as selected by designer.
Built in Robe	White melamine hat shelf and chrome hanging rail, with sliding mirrored doors to units 1-11 & Architectural laminate hat shelf with chrome hanging rail with architectural colour panel doors to units 12-17
Sewing Room	Architectural laminate finish as selected by designer to unit 16



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APARTMENT FINISHES Continued.

BATHROOM / POWDER ROOM *As applicable

Floors	Imported tiles as selected by designer
Walls	Imported tile skirting, splashback and shower recess as selected by designer
Ceiling	Painted plasterboard with square set cornice
Vanity Bench Top and Cabinetry	Architectural wall hung vanity cabinet with stone top as selected by designer
Mirror	Architectural mirror mounted above basin as selected by designer
Shower Screen	Clear glass with polished chrome trim
Vanity Basins	Vitreous china semi-recessed round basin as selected by designer
Tapware	Polished architectural tapware as selected by designer
Accessories	Polished architectural accessories as selected by designer

LAUNDRY

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

LANDSCAPING

Roof Top Swimming pool & tiled BBQ area
Roof Top Gymnasium
Roof Top Steam Room
Roof Top Communal Toilet & Shower

SECURITY

Audio Intercom system
Caretaker Manager

GENERAL

Air Conditioning	Reverse cycle ducted air-conditioning to living area and bedroom units 1-11 and fully ducted system units 12-17
Hot Water Service	50lt quick recover HWU with 3.5kw element units 1-11 and 165lt HWU units 12-17

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Internal Doors	Flush face doors with gloss enamel paint finish
Door & Cabinet	Polished chrome cabinet hardware as selected by designer
Hardware Lighting	Ceiling mounted lighting in ensuite, living, dining, kitchen, 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 per unit with 2 car spaces to various units

COMMUNICATIONS

Television connection to main bedroom and living room
2 telephone lines to each apartment
Pay TV provision to living room

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	Tinted glazed sash and/or sliding powder coated aluminium frames
Doors to balconies	Tinted glazed sliding powder coated aluminium frames to outer balcony edge
Balcony	Imported tiles as selected by designer
Balustrade	Powder coated aluminium glass handrail or glass infill over solid concrete or masonry dwarf walls
Ceilings	Texture paint finish to underside of slab generally



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