



## THE ALBANY

### FREQUENTLY ASKED QUESTIONS

#### ACCESS & SECURITY

|   |                                |
|---|--------------------------------|
| <b>Will entry to the building foyer be accessible by swipe card or key?</b> | Swipe card.                    |
| <b>What type of intercom will I have?</b>                                   | Video / audio.                 |
| <b>Is the intercom linked to the car park entrance as well?</b>             | No.                            |
| <b>What security will there be?</b>   | CCTV to common areas.          |
| <b>Where will the mailboxes be located?</b>                                 | Inside the residential foyers. |
| <b>Will there be an onsite Building Manager?</b>                            | Not anticipated.               |

#### CARPARKING & STORAGE

|   |   |
|---|---|
| <b>How many car spaces will be available in the development?</b>  | 67 residential car spaces.  |
| <b>How many entrance points are there for vehicles and where?</b> | 1 entrance point off Atchison Street.   |
| <b>Can I purchase an additional car space?</b>                    | No.   |
| <b>Is there street parking available and where?</b>               | Restricted parking available on surrounding streets.  |
| <b>Will I get a storage space? If so how much?</b>                | Yes, each apartment will be allocated storage space. Refer to sales contract for the size of the storage space. |
| <b>What appliances can I expect in my apartment?</b>              | Miele appliances, please refer to the schedule of finishes for details.   |

#### APARTMENTS

|   |  |
|---|--|
| <b>Are the appliances integrated?</b>   | Please refer to the schedule of finishes.                  |
| <b>What is the size of the fridge area?</b>                                   | Fridge included, please refer to the schedule of finishes. |
| <b>What type of ventilation will be used for my rangehood?</b>                | Recirculating.   |
| <b>Is the oven gas or electric?</b>   | Electric.  |
| <b>Is the oven a combined microwave?</b>                                      | Refer to schedule of finishes.                             |
| <b>What items will be provided in my laundry?</b>                             | Laundry tub and dryer.                                     |
| <b>Will blinds be included in my apartment?</b>                               | Yes.   |
| <b>Will the apartments have soft close drawers?</b>                           | Yes.   |
| <b>Will there be any shelving or drawers within the wardrobe?</b>             | Yes.   |
| <b>What colour schemes can we choose from?</b>                                | 2 colour schemes. Dusk and Dawn.                           |
| <b>What will the flooring of the living room be?</b>                          | Ceramic tiling.  |
| <b>What will the flooring of the balcony be?</b>                              | Ceramic tiling.  |
| <b>Do the balcony doors have a frame lip or is it seamless?</b>               | Seamless.  |
| <b>Is there gas and water to the balcony?</b>                                 | No.  |
| <b>Will the balcony/terrace have a light?</b>                                 | Yes.   |
| <b>What is the ceiling height of the balcony?</b>                             | Varies.  |
| <b>How do my windows operate - sliding, awning, etc.?</b>                     | Sliding / Awning.  |
| <b>What materials will be used in the hallways?</b>                           | Carpet and tiles.  |
| <b>Is the hot water for my apartment central or isolated to my apartment?</b> | Central.   |



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| APARTMENTS CONT.   |  | GENERAL  |  |
|--|--|--|--|
| Will my apartment have NBN capability or ADSL, and to which rooms?                     | The apartments come NBN ready.                                 | What is the full address of The Albany?  | Building 1 - 61 Atchison Street, Crows Nest.<br>Building 2 - 78A Albany Street, Crows Nest.  |
| How many power points are in each bedroom of my apartment?                             | Generally 2 per room.  | How many buildings are located at The Albany?  | 2.   |
| How many telephone points will there be? Where will they be located?                   | Living room and main bedroom.                                  | What is the movement of traffic around the area? Will there be any new traffic lights? | Yes, new traffic lights at the intersection of Chandos Street & Alexander Street.<br>Also some traffic calming on Atchison Street. |
| Will I get prewired Pay TV, and to which rooms?  | Yes to living room & main bedroom.                             | How many lifts are in The Albany?  | 2.   |
| How many air conditioning units will be in the apartments? Where will they be located? | A/C will be provided to living room and bedrooms.              | Expected completion of Albany?   | January 2019.  |
| Where will the AC condenser units be located?  | Roof.  | How many stages are in The Albany?   | 1.   |
| Can we mix and match the finishing styles?   | No.  | What are the common facilities?  | BBQ areas and bike store   |
| Can the apartment come without certain fitouts?  | No.  | What are the common areas?   | Level 2 BBQ area (building 1), Rooftop BBQ area (building 2), Common podium area.  |
| What is the ceiling height?  | Generally 2700mm in habitable areas & 2400mm in non habitable. | What are the Council Fees?   | Min. \$514 per quarter.  |
| What type of lighting will be in my apartment?   | LED.   | What are the Water Rates?  | Approx. \$178 per quarter.   |
| Where are the garbage chutes located?  | Garbage chute only provided to Building No. 2.                 |  |  |
| Is the building pet friendly?  | Yes.   |  |  |
|  |  | LEGAL  |  |
|  |  | How many strata schemes are there for The Albany?                                      | 1 Strata.  |
|  |  | NOISE & ACOUSTICS  |  |
|  |  | The apartment I like is attached to a lift well. Will I hear it going up and down?     | No.  |
|  |  | Will the apartments above the car park entrance be affected by noise?                  | No.  |



## THE ALBANY

### FREQUENTLY ASKED QUESTIONS

#### TRANSPORT & FACILITIES

|   |  |
|---|--|
| <b>Where is the bus stop?</b>                       | The closest stop is located on Willoughby Road only 50m from The Albany. Bus 343 takes 8 minutes to North Sydney and 11 minutes to Wynyard.            |
| <b>Where is the closest train station?</b>          | St Leonards train station.   |
| <b>How far is the future Crows Nest Metro Line?</b> | The future Crows Nest Metro Line is only 300m from The Albany, when complete will only take 7 mins to Sydney CBD.                                      |
| <b>How long does the train take to the CBD?</b>     | Approximately 14 minutes from St Leonards train station.   |
| <b>How long is it to drive to CBD?</b>              | Approximately 7 minutes.   |
| <b>Where are the closest childcare centre?</b>      | Kelly's Place Childcare Centre is located on Hume Street. Also there is a childcare located on Atchison street across the road from the Albany.        |
| <b>What are the closest schools?</b>                | There are numerous schools available including Naremburn Public School. North Sydney Girls and North Sydney Boys High school is also located close by. |
| <b>How far is it to university /TAFE?</b>           | Australian Catholic University, North Sydney is located 6 minutes from The Albany. TAFE (St Leonards campus) is located 20 minutes from the Albany.    |
| <b>What parks are nearby?</b>                       | A number of parks are located nearby to The Albany. St Leonards Park & Cammeray Park are both located just 10 minutes walk from The Albany.            |

|  |   |
|--|---|
| <b>Is there a golf courses close by?</b>                   | Cammeray Golf Club is located just 10 minutes from The Albany.  |
| <b>What type of retail will be offered in The Albany ?</b> | Coles Supermarket is located on the ground level of The Albany.   |
| <b>What other retail is close by?</b>                      | Numerous retail offering are located along Willoughby Road including Woolworths, Fratelli Fresh & About Life. Stockland Cammeray Shopping Centre is also situated nearby. |

#### PROJECT TEAM

|   |   |
|---|---|
| <b>Who is the developer for The Albany?</b>           | PAYCE   |
| <b>What other projects have PAYCE worked on?</b>      | East Village, Victoria Park at Zetland, Washington Park at Riverwood, Jewel at Wentworth Point. |
| <b>Who is the builder for Albany?</b>                 | Paynter Dixon Constructions   |
| <b>Who is the architect for The Albany?</b>           | Nettletontribe  |
| <b>Who is the interior architect for The Albany?</b>  | Turner  |
| <b>Who is the landscape architect for The Albany?</b> | ATC   |