
SUMMARY

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Developer	PAYCE
Builder	DASCO
Architect & Interiors	AJ+C
Landscape Architect	TURF
Sales and Marketing	Boston Marketing

RENTAL ESTIMATES
Studio \$450 - \$480 per week
One bedroom \$530 - \$630 per week
Two bedrooms \$680 - \$820 per week
Three bedrooms \$970 - \$1,100 per week

INDICATIVE STRATA LEVIES
Studio \$516 per quarter
One bedroom \$724 per quarter
Two bedrooms \$990 per quarter
Three bedrooms \$1,270 per quarter

ESTIMATED OUTGOINGS
Council Rates \$290 per quarter
Water Rates \$190 per quarter

FREQUENTLY ASKED QUESTIONS

APARTMENTS

What are the two finishes schemes?	Sunrise and Sunset.
What are some of the technical features of the apartment?	NBN enabled.
How many air conditioner zones are there in each apartment?	Air conditioner units are located in one zone, the living room area.
Are there any winter gardens?	Yes, in selected apartment.
Do the apartments come with blinds?	Roller blinds will be included.
What is the floor to ceiling height?	Approx. 2.7m in all areas except kitchen and bathroom.
What type of ventilation will be used for the rangehood?	Recirculating.
Is the stove gas or electric?	Gas.
Are the interiors and exterior flooring seamless?	Yes, but there will be a sliding door track.
How thick are the internal walls between apartments?	Common walls will be approx. 300mm thick.
How many levels are there in the building?	Up to 11.

GENERAL

What are the amenities in the building?	Two rooftop gardens.
What is the timing on construction?	Commencing mid 2018.

FREQUENTLY ASKED QUESTIONS

ACCESS & SECURITY

Will the entry to the building foyer be accessible by unique swipe or fob?	Yes, swipe or fob.
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What type of security intercom?	Video / audio.
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Is there intercom to the carpark?	Yes for visitors.
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Where will the mailboxes be located?	Mailboxes will be in the internal lobbies.
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Will there be a Building Manager?	Yes.
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CAR PARKING & STORAGE

Does the carpark have security access?	Yes.
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Will I receive a storage space?	Refer to the sales contract.
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LOCATION

Where are the closest retail shops?	Pre-construction, Ermington. When complete the retail shops will be located less than 200 metres.
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Where is the closest childcare?	Pre-construction, Goodstart Early Learning, approx. 400m. A large Child Care Centre will be located in the Melrose Retail with additional centres positioned around the neighbourhood.
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What are the closest schools?	Melrose Park Public School, 800m. St Michael's Catholic Primary School, 2.4km.
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How far is the closest university?	Western Sydney University, 4km.
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What are the closest parks and open spaces outside Melrose Park?	George Kendal Riverside Park, 1km.
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What is the closest golf course?	Ryde Parramatta Golf Course, 200m.
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FREQUENTLY ASKED QUESTIONS

TRANSPORT & FACILITIES

Where is the closest bus stop?	Victoria Road, Melrose Park. 100m.
Where is the closest train station?	West Ryde Train Station, approx. 2km & Meadowbank Train Station, approx. 2.3 km.
Where is the closest ferry wharf?	Meadowbank Ferry Wharf.
Where will the Melrose Park Rider pick up from and drop off?	The Melrose Park Rider is an on-demand transportation initiative, which transports passengers between Melrose Park and Meadowbank Ferry Wharf and Train Station.
How long is the drive to Parramatta CBD?	Approx. 8km.
How long is the drive to Sydney CBD?	Approx. 17km.

FREQUENTLY ASKED QUESTIONS

LEGAL

How many strata schemes are there?	One strata.
What deposit is required?	10% of the contract price.
When is the full deposit payable?	Within 10 business day of contract execution.
Who gets interest on the deposit if it is cash?	The interest is split 50/50 with the developer.
What is the sunset date?	June 2021 - One Melrose Park (Stage One) December 2021 - The Melrose Park Residences (Stage Two)
How have the estimated owner’s corporation levies been calculated and how do they compare to other similar projects?	Pacific Building Management have provided the estimated levies, which are in line with comparable development of this scale.
