

THE NINES

N A R E M B U R N

Frequently Asked Questions

1. Is the project DA approved?

The DA was approved by Council in August 2018.

2. When will construction commence / be complete?

Construction will commence early 2019 with completion due by the end of 2019.

3. Can the external design or colours of the townhouse be modified?

No, all house designs, external colours and design features will form part of the development consent therefore they cannot be modified.

4. Can the internal layout of the house be modified?

Yes, an internal upgrade option to incorporate a lift is available for Townhouse 1 and Townhouses 4 – 9. Please refer to the internal upgrade schedule for details. Any other internal modifications are not recommended.

5. Can the internal finishes, fixtures and equipment be modified?

Yes, there are 3 interior colour schemes to select from. There are also a selection of internal finishes that can be upgraded. Please refer to the internal upgrade schedule for details and pricing.

6. What is a Strata Title Scheme?

A Strata Title Scheme involves management of all common areas within an estate. This scheme will cover maintenance and insurance of the common areas of the basement carpark, external walls, roofs and common landscaped areas of The Nines.

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7. How much are the Strata Title Levies?

The levies are currently anticipated to be approximately \$650 per quarter per lot.

8. How much are the Council Rates?

The rates are currently anticipated to be approximately \$1,680 per annum per lot.

9. How much are the Water Rates?

The rates are currently anticipated to be approximately \$200 per quarter per lot.

10. Are there progress payments once construction commences?

No, as the townhouses are Strata Titled they will be sold under a single contract, whereby an initial deposit is required upon exchange, and the balance to be paid at completion of the home.

11. Who is the builder?

Creation Homes will be building The Nines, Naremburn. Creation Homes are the residential building business of Metro Property Development and specialise in building high quality turnkey homes and townhouses.

12. What is the common wall constructed from?

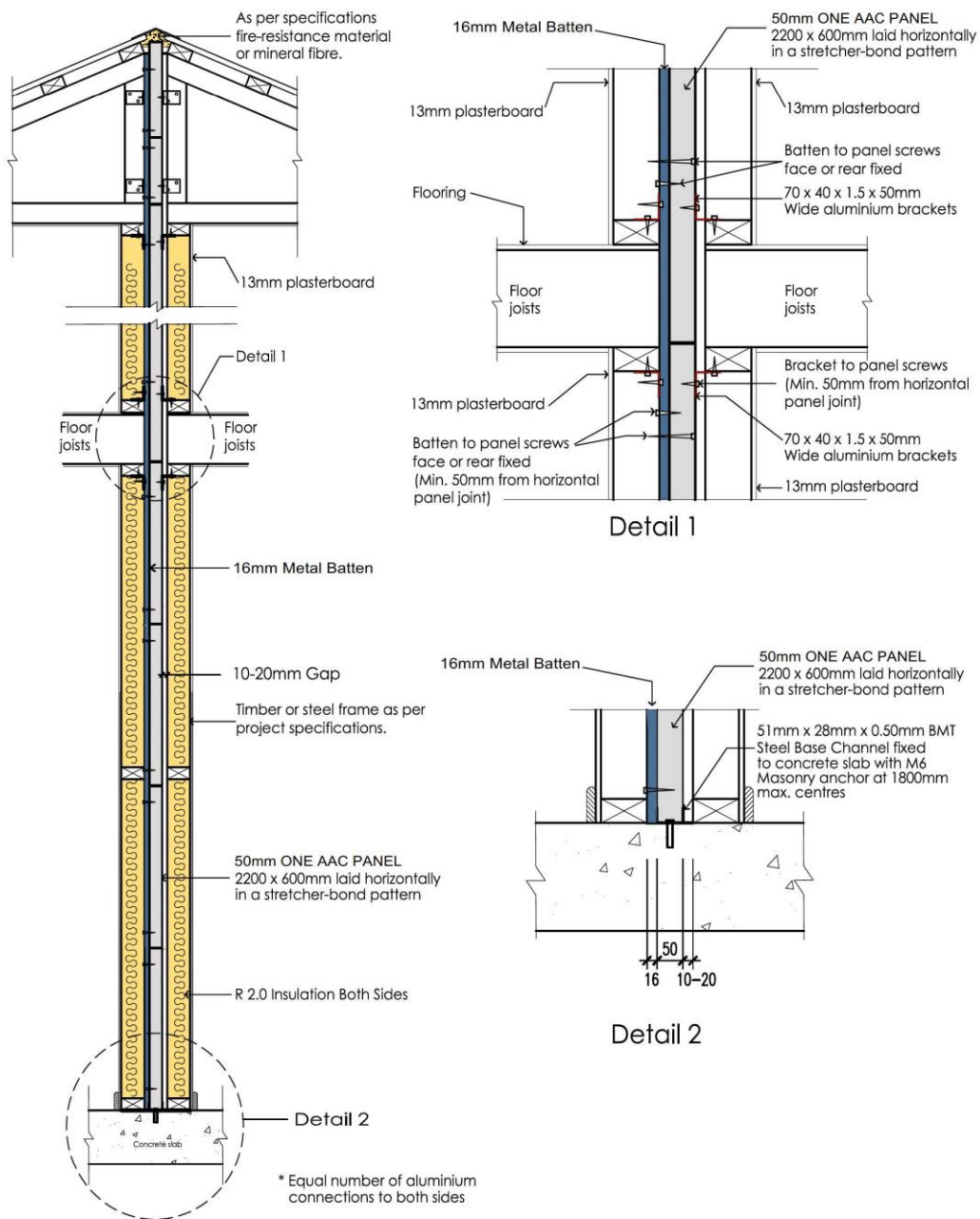
The common wall separating most of the dwellings is constructed using a lightweight concrete panel or similar, with a typical metal frame on each side of the panel, as per the detail on page 3. The system complies with the BCA requirements for acoustic and fire for discontinuous construction.

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SYSTEM 2 – 90 MINUTE OPTION



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13. How is the development energy efficient?

The development must comply with the Building Sustainability Index (BASIX) as set-out in the Environmental and Planning Act. In addition to this requirement, the development offers a solar panel system located on the roof with a Sonnen battery pack in the basement to store energy for each townhouse.

14. What are the model numbers for the kitchen fittings & fixtures?

Subject to the availability it is intended the following appliances will be included.

Cooktop: Miele gas 5 burner cooktop with wok-burner, model code: KM2054G or induction cooktop, model code: KM6357

Oven: Miele built-in electric oven. Model code: H2661B

Range hood: Miele built-in range hood externally ducted. Model code: DA2570

Dishwasher: Miele fully integrated dishwasher. Model code: G4263 Vi Active

Microwave: Miele built-in microwave oven, with plate warmer. Model code: M6262TC & ESW6214

Fridge: Fisher & Paykel Integrated French door fridge / freezer, 525L. Model code: RS90A1

15. What is the garage configuration for each Townhouse?

Each Townhouse includes a lock-up garage, as per the below.

TH 1 – Double lock-up garage

TH 2 – Double lock-up garage

TH 3 – Double lock-up garage

TH 4, 5, 6 & 7 – Double lock-up garage (in a tandem configuration)

TH 8 – Double lock-up garage

TH 9 – Double lock-up garage

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16. What type of air-conditioning will be installed in each Townhouse?

Each Townhouse will have fully ducted reverse cycle air-conditioning. The mechanical design is zoned, with a control panel at each level of the home.