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# *GRAVITY*

TOWER

## *FREQUENTLY ASKED QUESTIONS*

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*91 Montague Street South Melbourne*

The information and answers provided in this frequently asked questions is given for general information purposes only. It should not be relied upon as a substitute for legal, financial, real estate or other expert advice and must not be relied upon as a basis for any decision you make concerning any featured property. You must make your own enquiries to verify the information before acting on it; including material on property particulars. The information is subject to change at any time without notice and to the extent permitted by the law "as is" without representation or warranty of any kind as to the accuracy, completeness or suitability for a particular purpose. Please refer to the terms of the contract of sale carefully prior to signing the contract of sale.

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## SECTION ONE: PROJECT INFORMATION

### ／ TEAM

#### 1. Who is the Developer?

The developer is Blue Earth Group. Please refer to their website for more information [www.blueearth.com.au](http://www.blueearth.com.au)

#### 2. Who is the Architect?

The architect is Plus Architecture. Please refer to their website for more information [www.plusarchitecture.com.au](http://www.plusarchitecture.com.au)

#### 3. Who is the Interior Designer?

The interior designer is Plus Architecture. Please refer to their website for more information [www.plusarchitecture.com.au](http://www.plusarchitecture.com.au)

#### 4. When will construction start and expected to be completed?

The expected commencement is April 2015.

The expected completion is July 2016.

### ／ CONTRACTUAL INFORMATION

#### 5. When is the sunset clause date?

The sunset date clause is 66 months from the date the Contract of Sale is signed.

#### 6. Will the development include retail or commercial suites?

*If yes, what is the likely use?*

The development include a retail tenancy on the ground floor. The likely use will be food and beverages, and, or retail trade.

#### 7. Does the Developer have a Development Approval?

Yes, a copy is in the Contract of Sale.

### ／ PROJECT OVERVIEW

#### 8. How many apartments within the project?

There are 144 apartments and 1 shop.

#### 9. How many levels is the project?

The project is 29 levels.

### ／ AMENITY

#### 10. What amenity is included in the project?

The amenity includes the following:

- Rooftop cinema
- Rooftop landscaping
- Rooftop seating
- Outdoor BBQ
- Outdoor Teppanyaki BBQ
- Outdoor hot tubs
- Indoor recreational space area
- Indoor dining room

#### 11. How will the use of these spaces be managed?

They will be managed through the Owners Corporation. Some spaces can be booked separately via the Owners Corporation.

### ／ LOCAL AMENITY

#### 12. What is closest public transport?

There are Light rail (tram) routes #109 and #96.

#### 13. What are the local schools?

The nearby schools are as follows:

Melbourne's city based universities including University of Melbourne and RMIT University.

Secondary schools including Melbourne Grammar, Albert Park College, Mac.Robertson Girls High School, Melbourne Girls Grammar and Wesley College are all conveniently located in neighbouring suburbs.

### ／ SECURITY

#### 14. Is there video intercom building access?

Yes, there is video intercom building access.

#### 15. Can residents access all buildings?

No, residents can only access their floor and amenity zones.

#### 16. Is there CCTV security within the development?

Yes, there is CCTV security.

### ／ APARTMENTS

#### 17. What is the street address for the development?

The street address is 89 Gladstone Street, South Melbourne Vic 3205.

#### 18. What are the ceiling heights in the living rooms?

The ceiling heights in the living rooms are approximately 2650mm.

#### 19. What are the refrigerator opening widths?

The width is approximately 600mm.

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## ／ BALCONIES

20. *Do balconies have drains?*

Yes, the balconies have drains.

21. *Are there external power points to balcony?*

No, there are no external power points to the balcony.

22. *Are gas outlets located on balconies?*

No, there is no gas outlet on the balcony.

23. *Is there water connected to the balconies?*

No, there is no water connected to the balconies.

24. *Are BBQ's allowed on the balconies?*

Yes, BBQ's are allowed on the balconies.

25. *Do all apartments come with a car parking space?*

No.

26. *Is the car parking space on title?*

Yes, the car parking space is on title.

27. *What is the size of the car parking space?*

The size of a single space is 2.6 X 4.9m.

28. *Can I purchase another car parking space?*

*If so, what is the additional cost?*

There are no car spaces for sale.

29. *Is there any car share spaces?*

No.

30. *How many visitor car parking spaces will be available?*

There are no visitor car parking spaces available.

## ／ UPGRADES

31. *What upgrade options are there?*

There are no upgrade packages.

## ／ STORAGE

32. *Are storage cages included on title?*

Yes, storage cages are on title. Additional storage cages are available for sale.

## ／ COLOUR SCHEMES & VARIATIONS

33. *What are the colour scheme options?*

There are no colour scheme options.

34. *Will the developer consider requests for alterations to apartments?*

Yes, all requests will be reviewed.

## ／ WINDOWS / WINDOW FURNISHINGS

35. *Are window furnishings provided?*

No, but they are available at trade discounts

36. *Are there restrictions or requirements on window coverings?*

Yes, they must confirm with the owners corporation guidelines.

37. *What type of glazing can I expect to the windows of the apartments?*

The window glazing will be in line with the Energy Rating Assessment. This includes double glazing.

## ／ SOUND PROOFING & FIRE RATING OF DIVIDING WALLS

38. *What are the dividing walls between units?*

The walls are fire rated accordance with the Building Code of Australia.

39. *What type of sound proofing is there between apartments?*

The sound proofing will be in accordance with the Building Code of Australia.

## ／ ENVIRONMENTAL & SUSTAINABILITY

40. *What is the average energy rating for the development?*

An average NatHERS rating of 6.0 stars.

41. *What initiatives does the development have for environmental & sustainability design?*

Some of the special sustainable initiatives are as:

- High performance building fabric achieving 6+ Star energy rating including external shading for solar heat gain control
- Water efficient design incorporating rainwater capture and connection to the 'town's main' recycled water supply for toilet flushing and irrigation re-use
- 5 Star, inverter driven, reverse cycle air conditioning systems
- Naturally ventilated car parks and common apartment corridors improved indoor environment quality
- High levels of natural daylight penetration along with the use of high efficiency LED lighting with the apartments.
- Best practice stormwater management aimed at improved Port Phillip Bay water quality resulting from discharge.

## ／ DISPOSAL OF RUBBISH

42. *How is rubbish disposed of?*

The Owners Corporations engages a private contractor.

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## ／ METERING TO UNITS

43. *What utility metering is provided?*

Individual meters are provided for cold water, hot water and electricity. A common meter is provided for the gas cook tops.

## ／ AIR CONDITIONING

44. *What type of air conditioning is provided?*

The air conditioning is a reverse cycle system.

45. *How many units are provided and to which rooms?*

There will be one unit in the living room.

46. *Where is the unit and condenser located?*

The unit will be in the living room. The condenser will be located on the balcony.

47. *Is there scope to add additional air conditioning units?*

Yes, it may be possible to add additional air conditioning units at a cost.

## ／ LANDSCAPING

48. *Is there landscape plans available?*

No.

## SECTION TWO: OWNERS CORPORATION

### ／ OWNERS CORPORATION FEES

49. *What are the likely owners corporation fees?*

Please refer to the price list for details.

### ／ COUNCIL RATES & WATER CHARGES

50. *What are the likely council rates and water charges?*

Please refer to the price list for details.

### ／ OWNER'S CORPORATION MANAGER

51. *Who will be appointed as the owner's corporation manager?*

Strata Plan at this stage is the preferred owners corporation manager.

## SECTION THREE: PURCHASING AN APARTMENT

### ／ FIRB

52. *Can I purchase if I am a foreigner?*

Yes, subject to consent by both the vendor and Foreign Investment Review Board.

### ／ DEPOSIT

53. *What are the deposit requirements?*

Strictly 10% of the purchase price.

54. *How can I pay the deposit?*

Deposit can be paid by cheque, EFT, or bank guarantee.

Cheque or EFT must be into Logie Smith Lanyon Lawyers Trust Account quoting the Project Name and Lot No

E.g. Gravity 401 on the back of the cheque or in the EFT narration.

Account details are as follows:

*Account Name:* Logie Smith Lanyon Lawyers Trust Account

*BSB:* 183 334 *Account:* 3004 88616

For bank guarantees, please refer to the

Bank Guarantee Instruction Form.

55. *Will the deposit be invested into an interest bearing account?*

Yes, the deposit will be invested into an interest bearing account.

56. *Who is entitled to the interest accrued on the deposit?*

Interest accrued on the deposit is payable to the Vendor.

57. *Where is the deposit held?*

The deposit is held in the Vendors Solicitor's trust account.

### ／ STAMP DUTY

What method is used for calculating stamp duty payable?

Stamp Duty is calculated using the fixed percentage method disclosure to the State Revenue Office.

### ／ SELLING THE APARTMENT

58. *Can we sell our apartment prior to completion?*

Yes, with the written consent of the Vendor.