



TALLOWOOD
ESTATE

FREQUENTLY ASKED QUESTIONS

Answered by the builder/developer: Danny Bechara from Nick and Sons Constructions

10 and 12 Newhaven Place, St. Ives

CONSTRUCTION

- What materials are on the outside of the building?

External Walls – insulated rendered brick veneer. The top floor (2nd level) is clad with fibre cement panels (non-combustible)

- What are the internal walls made of?

- *Ground Floor and Level 1 Intertenancy walls i.e. party walls/walls dividing townhouses : Combination of concrete and AAC (Aerated Autoclaved Concrete) Panels lined with 13mm plasterboard on aluminium stud and track.*
- *Level 2 Intertenancy walls : Concrete lined with 13mm plasterboard*
- *Internal walls Ground and Level 1 : Aluminium stud and track lined with 13 mm plasterboard*
- *Internal walls Level 2 : Timber stud frame lined with 13mm plasterboard*

- Does the construction have aluminium or steel frame studs?

- *Ground Floor and Level 1 : Aluminium studs*
- *Level 2 : Timber studs*

- Wooden floorboards?

Engineered European Oak 20mm thickness (6mm top).

- Is the glass extra thick on Link Rd side of the building?

All glass is installed in a heavy duty full commercial frame, 6.38mm thick laminated glass and acoustic seals meeting all acoustic, thermal & wind requirements

- Is there a warranty on the building? If so, how long?

Yes – statutory warranties are in effect for 6 years for major defects and 2 years for all other defects. The buyers also have another layer of protection being Home Warranty Insurance or now known as Home Building Compensation Fund (HBCF)

- How long do they have after settlement to report defects?

3 months



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AIR CONDITIONING

- What brand is the air conditioning system?

Daikin - 14kW cooling & 16.5kW heating.

Each townhouse has its own ducted air-conditioning system. The condenser unit of the system is located in the basement to reduce the amount of noise intrusion into their own or other townhouses.

- Who is responsible for the serving of the air conditioning systems?

The lot owner

- Air-conditioning additional features

- *Integrated Zoning – zone 1 Ground Floor, zone 2 Level 1 and zone 3 Level 2*
- *4 thermostats in total; 1 in main control pad on Ground Floor and 1 in EACH bedroom. Greatly improves occupant comfort and efficiency of system resulting in lower running cost*

PRIVATE LIFTS

- Who installed and maintains the lifts?

- TH 6/12 and 2/10 are Schindler Lifts and travel from the basement to all internal levels. They are suitable for wheelchairs and multiple people. Maintenance program is available if required at \$250 per month. It is not compulsory but advisable.
- All others are Old Mate Elevators which hold max 2 people and travel internal levels only (no basement). Maintenance program is available if required for \$85 per month. Includes regular bi-annual routine maintenance of the lift equipment i.e. lubricants, service, inspection, testing of safety devices and emergency operational features, etc.

HOT WATER SYSTEM

- What sort of hot water system do we have?

Rheem Metro Max 26L Continuous Flow natural gas. 6-star hot water energy rating and flamesafe overheat protection.

- Who is responsible for replacing the hot water tanks when and if they break down?

Rheem have their warranty –provided as part of Handover Package. The onus is on lot owner to maintain HW unit.



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APPLIANCES

- What brand is oven, cook top and dryer

- *Oven (Pyrolytic self-cleaning) : Bosch*
- *Gas Cooktop : Bosch*
- *Microwave oven : Bosch*
- *Rangehood (Integrated) : Bosch*
- *Dishwasher (Fully integrated) : Bosch*
- *Dryer : Fisher & Paykel*

- Do fridges have access to water?

Yes - there is a tap in place behind the fridge cavity.

- Does the lift have warranty?

The lift is fully warranted (comprehensive) for 12 months and will carry a 12-month parts and labour warranty from handover to builder. The new lot owner will have the balance of this 12 months. After this point, a service & maintenance agreement can be entered into with the lift company. The service agreement is HIGHLY RECOMMENDED in order for bi-annual service & maintenance to be conducted by the lift company but it is not compulsory.

- Will the lift return to ground level in the event of a black out?

Yes - the lift has a battery back-up

- Can you provide some safety tips in regard to the lift and a black out? And what happens if someone gets stuck in there?

- *Emergency stop buttons on platform and shaft*
- *Electronic speed control*
- *Overload detectors*
- *Emergency descent to the lowest stop*
- *Soft start device*
- *Emergency key provided*
- *Lift telephone – telephone runs on GSM module as NBN can be unstable. SIM card has been pre-paid and we will provide a signed Change of Ownership form from the service provider (Amaysim). The responsibility lies with the new lot owner to fill out the rest of the form and submit to Amaysim to ensure the SIM card stays active so if or when there is an emergency, a telephone line is still active and can be dialled out to the lift company. If they do not do this, the SIM card will expire and will have no active line. If they wish to use another provider or switch from pre-paid to plan, it is entirely up to the new owner.*

STRATA MANAGER

- Who is the strata managing agent?

Lamb & Walters



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ELECTRICITY AND GAS

- What sort of electricity and gas system do we have?

Individually metered. Meters are in a labelled room in the basement

- Is there a preferred provider?

Accounts have been established with the following retailers:

Gas – Energy Australia | Electricity – AGL |

The new lot owner can change as they wish. With both Electricity and Gas Accounts, we will provide all relevant information in the handover package (if required earlier, we can provide this). Information will include the account number, meter number and location of installed meters in order for the new owner to change over details.

RUBBISH

- Is there a rubbish room?

There is a dedicated waste room in the basement which will house the bins

- Is the strata responsible for getting the bins emptied?

The DA conditions state that a small council waste management truck will drive into the basement and empty the bins. The basement has been designed and constructed to accommodate this with a loading bay and sufficient height.

VISITORS PARKING

- How many visitor's car spots in the garage?

2

- Can they let their guests into the carpark from their townhouses?

Yes - Via intercom within townhouse

DRIVING INTO THE GARAGE

- If the garage has a security door do the purchasers get security tags? If so, how many?

Yes, they will be provided with 2 security tags (which will allow them access to the public lift and basement car park) and additionally, 2 remotes that they can also use to open the garage door.

- Where can they get extra if need be?



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Within the initial stage of settling in, we can provide that for them. After 3 months, they will have to organise that with Strata.

- How does the security door work? By remote control or a fob?

Both – owners can decide what suits them. Additionally, we have installed a ground induction loop for convenience. Upon exiting the basement within their vehicle, the security door will automatically open

CARPET

- Is the carpet in bedrooms 100% wool and is it fire retardant?

Godfrey Hirst "Hycraft - Pegasus" 80/20 wool blend residential extra heavy duty on 10mm foam underlay. A fire engineering assessment was conducted by CSIRO to evaluate the compliance of the carpet with the BCA requirements and the results are satisfactory. Nothing to worry about!

FIRE

- Is there cladding on the building?

There is but not of the concerning type which is called ACP (Aluminium Composite Panel) cladding which can be deemed as a combustible material. This building has fibre cement cladding on Level 2 and part of a wall elevation above the driveway. The cladding is called Scyon Axon and Scyon Matrix by James Hardie and is non-combustible.

- Is there anything else in regard to fire safety that you could advise?
 - *In the event of a fire, can be evacuated quite quickly considering the size, design and nature of the building i.e. no lengthy travels in common lobbies to reach fire isolated stairways, small building, etc.*
 - *Interconnected thermal alarms in basement*
 - *Fire Hydrant Booster and Fire Hydrants installed on site*

OTHER NOTABLE FEATURES

- *CCTV cameras fitted on common property and recording equipment located in a room in basement*
- *NBN Ready. Meaning all the new owner has to do is contact their preferred service provider and order the package that's right for them*
- *BOSCH Intruder alarms fitted in each Townhouse on Ground Floor. Handover package will outline how to use, change alarm code and give options on setting up a monitoring system if required*
- *MATV & Foxtel ready. The building is made Foxtel ready meaning all the new owner has to do is contact Foxtel to arrange a service if desired*



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- *Panasonic Intercom. Over and above the standard Intercom commonly found in project builds. Additional to the main fixed colour monitor within the Townhouse (on Ground Floor), occupants will also have a wireless monitor (similar to a phone) to carry throughout the house and accept and view calls via intercom*
- *Every bedroom and lounge room has a data cable ran and terminated at the socket allowing for "plug and play" to the internet, reducing/limiting the need for Wi-Fi connection to internet*
- *Roller blinds*
- *Gas bayonet fitting located in the main living area and also on the main external terrace*
- *Fly screens to windows and Fly doors to sliding doors*
- *Internal doors: solid (not hollow!!), stainless steel hinges, Lockwood Velocity door handles and extra height (2340mm high located on Level 1 and Level 2 in lieu of standard hollow 2040 high doors)*
- *All internal stairs are CONCRETE*
- *All render used on external walls is Acrylic. All external paint used on render is Elastomeric.*
- *Best build practice adopted to lower serviceability costs for the life of the building; lower costs associated with building serviceability = lower maintenance = lower strata levies*