

OTTER PLACE BY MILIEU

Fact Book

Amenities & Local Neighbourhood

What communal facilities are available to the residents?

The residents' communal rooftop sanctuary includes native plants, a BBQ and shaded dining areas for small and large groups. Please refer to the floorplan for more detail on layout.

What amenities are available in the local area?

The main building entrance is off Bedford Street, just steps away from an established and culturally diverse Smith Street, with great public transport, local eateries, recreation and the convenience of the CBD just 3km away.

A new parklet project by Yarra City Council is proposed to provide outdoor seating, grassed areas and more trees to the top of Otter Street. This design has approved funding and is being finalised by Council in late 2021.

What public and sustainable transport options are available nearby?

- Collingwood Abbotsford Station (Mernda and Hurstbridge Line), 1200m (East)
 - Sydney Road tram network route 86, 130m (West)
 - PTV Metropolitan Bus routes
 - 200 - Bulleen to CBD, 250m (north)
 - 207 - Doncaster to CBD, 250m (north)
 - Wellington St bike path, 150m (east)
 - Capital City Trail, 1700m (east)
 - GoGet car share, 20m (north)
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Are there local schools/education facilities nearby?

Nearby education facilities include The University of Melbourne, RMIT, Melbourne Polytechnic, LCI Melbourne, St Josephs Catholic Primary School, Fitzroy North Primary School, Collingwood College and a handful of kindergarten and childcare centres also within walking distance.

General

Is there retail/commercial offering within the development?

There will be a ground floor office accessed by a separate entrance off Bedford Street.

Has the development received town planning approval?

Yes.

Will appliance warranties & guarantees be provided?

Appliance warranties and guarantees will be provided at settlement within the property handover manual. Operational and care instructions will also be provided for the appliances and building materials.

Will you have your own mailbox or are they all in a common location?

There will be individual apartment residential mail boxes located in the entrance lobby, including a dedicated area for parcels.

Environment and Sustainability

What is the energy rating for the building?

The building is designed with an average 7.0 NatHERS rating.

Do the residences have access to sufficient daylight/ natural light?

All bedrooms and living areas are provided with direct access to natural light. Habitable rooms are provided with access to natural light as follows: There are no piggyback/snorkel bedrooms in the building. The window sizes have been specifically designed to optimise and balance natural light/views with thermal comfort.

Will there be renewable electricity generation?

A Solar PV system will be located on the roof of the building.

For the long term benefit and flexibility of all owners, the Owners Corporation Manager will have an contractual agreement with an Embedded Network operator. In this scenario the residents will get the direct benefit of the solar generated electricity as it offsets the common area power supply.

* The cost of this infrastructure will be via a financing agreement from an embedded network operator.

Acoustics

High performance noise attenuation will be achieved through discontinuous construction in the party walls and double glazing to windows and balcony doors. This will assist in sound isolation between adjoining apartments and from external noises. Floors and ceilings and a portion of inter-apartment walls are concrete.

Are the windows double glazed?

Yes, all windows to the residences are double glazed.

Are Low VOC materials being used?	All internally applied paints, adhesives sealants are to have a low or ultra-low VOC (volatile organic compound) content.
Minimised Air Leakage	Doors and windows will be suitably weather sealed. The concrete structure assists in generating stabilised temperatures within the building, which in turn lowers heating and cooling usage and costs.
Will there be rainwater collection for reuse?	A rainwater tank will harvest rainwater from the roof and roof terrace. This tank will be directed for use in common areas.
Material selection	Material selection has typically been considered for durability over the lifespan of the development.
Bicycle facilities	Bike parking is provided to each apartment on ground floor. Over bonnet bike racks can be added as an optional extra. Visitor bike hoops are provided along Otter Place.
Electric car charging	Each basement will have a car charging distribution board and load management system allowing the future connection of electric car chargers (by occupants). The building will have a maximum load limit that will be shared by the load management system between the connected car chargers.
Rooftop terrace	Containing BBQ and sink, entertaining area and quiet nooks, the rooftop garden is a place for community engagement and quiet enjoyment outside the apartment while taking in the city views

Building Services

How is electricity supplied?

Apartments will form part of an Embedded Network, where 100% Green bulk power will be purchased. Residents will benefit from lower electricity prices due to the bulk buying power. In addition to this, an on-site Solar PV system (via finance agreement) is utilised and reduces the amount of electricity needed to be purchased from the grid for the common areas.

Will TV, Phone and Internet be available?

TV points will be located in the living room in addition to telephone and NBN Internet access. TV points will be provided in main bedrooms within the Penthouse apartments also.

How is the hot water supplied?

Otter Place is designed with a centralised hot water system. Located on the roof, this electric heat-pump will use 100% renewable electricity, therefore not requiring the use of any fossil fuels

This system will be provided via a finance agreement as opposed to an embedded network. This will reduce the cost of hot water and means the Owners Corporation will own the infrastructure and dictate the rate at which it is charged to owners.

Is there Air conditioning provided to the properties and if so what system?

Concealed air conditioning will be provided to living areas of one beds, living area and main bed of two beds, and living area and all bedrooms of three beds.

Air conditioning condenser are not located on balconies at Otter Place.

How will water be metered?

All apartments will have individual cold and hot water meters.

What is the building warranty on the constructed property?

A statutory builders warranty will be in place, with a three month defect liability period from settlement.

Interiors

What upgrade options are offered?

Please refer to the Contract of Sale or separate upgrades document for a full list of available upgrades.

What are the ceiling heights throughout the home?

Ceiling heights to living areas will be approximately 2800mm, with plastered bedrooms generally to a height of 2600mm. Bathrooms have an approximate ceiling height of 2400mm.

Are blinds included?

Milieu will work with DesignOffice and a preferred blind supplier to facilitate window furnishing packages prior to settlement.

Is there a possibility to include a bath?

Some bathroom designs do have the possibility of including a bath, however the bath would need to be positioned in the same location as the shower, being an over-bath shower. It should be understood in these cases, many of the baths may be smaller than typical.

What are the appliance warranties?

Standard warranties for most appliances are 2 years however at Otter Place by Milieu V-ZUG Care Plus is a 10 year warranty where V-ZUG visits customers homes and prepares a preventative maintenance process to ensure longevity of all appliances.

The fridge warranty for Fisher and Paykel is as per manufacturers warranty being 2 years.

Smart Building

What features make up a 'Smart Building'?

Otter Place is designed with Smart Building features that allow you to control and monitor features of your home from your phone.

These features include:

- Electricity usage monitoring
- Keyless smart lock building and apartment entry
- Smart tech and controls for V-Zug appliances.
- Smoke alarm monitoring
- Air conditioning control (optional extra)
- Lighting and power point control (optional extra)
- Motorised blind control (optional extra)

Lighting

What is the lighting strategy at Otter Place?

Milieu and DesignOffice have undertaken a thorough lighting study of Otter Place and designed a strategy of task lighting and minimal overhead lighting. This is a move away from standard downlights and track lighting designed to create an intimate atmosphere within the spaces.

Owners Corporation

Will the properties be strata titled?

Yes, all lots will be part of an Owners Corporation and each Apartment will have its own title, please refer to the Plan of Subdivision and OC rules in the Contract of Sale. Common property will be managed by the Owners Corporation management company to be appointed before settlement.

What are the likely OC fees?

Please refer to the outgoings information provided in the display gallery and in the Contract of Sale.

Has an OC manager been appointed?

An Owners Corporation manager is not appointed until just prior to the plan of subdivision being lodged at the Land Title Office.

How do I become and active member of the OC?

The Owners Corporation manager will organise a meeting with all owners in the first three months of building ownership. A committee will be formed to work with the OC managers to act on behalf of all owners for matters affecting the building and occupants.

What are the rules for living in the development?

Please refer to the Owners Corporation rules within the Contract of Sale.

Are pets allowed?

Absolutely, please refer to the Owners Corporation rules for further conditions.

Where will the rubbish bins be located?

Refuse rooms will be located on the ground floor.

Who is responsible for the cleaning of the windows?

The Owners Corporation manager will arrange for the exterior window cleaning of the development for all windows that cannot be reached by occupants. This cost forms part of your OC fees. Windows that face onto balconies will be the responsibility of the occupants to clean. T

Owners Corporation Responsibilities

The Owners Corporation is responsible for managing all of the common property. This includes and not limited to: Entry walkway maintenance, roof top garden maintenance, common walkways, basements, lift, stairs, hot water and exterior window clean for the windows that cannot be accessed by an occupant. The OC also manage fire services and building insurance.

Property Owner Responsibilities

Property owners and residents are responsible for the maintenance of their own apartment and looking after the planters on their balconies.

Short Stays and Airbnb

Are there any restrictions to short staying my apartment?

To ensure that all Otter Place apartments offering shortstay accommodation are managed with the utmost professionalism, and to ensure that all permanent residents remain undisturbed, Milieu Stays was established as an accommodation management service intended to streamline and enhance short-term renting within the building, to the benefit of all residents and owners.

Parking

Will there be visitor parking?

There are no visitor spaces within the car park.

Do the properties include a car park?

Not all apartments have a car space and this is reflected in the price.

Security

Will there be intercom to each residence?

All apartments will have a video intercom system linked to the entrance to allow access for visitors.

Is there CCTV security within the development?

CCTV will be located at the residential entries, on the roof top and in the basement.

Builder

Who is the builder?

Milieu will be completing a tender process to select a builder in early 2022.

Once the builder has been appointed we will introduce them to all purchasers.

Storage

Is storage included on title?

All apartments will include a storage cage either at ground floor or within the basement.

How much external storage is available?

Locations and sizes of the storage cages differ, please refer to the Contract of Sale and Plan of Subdivision for further details.

Deposit

What are the deposit requirements?

10% deposit is required and this will be held in the Maddocks Lawyers Trust Account.

How can I pay the deposit?

\$5,000 on signing the contract via EFT. The balance of the 10% deposit to be paid within seven days via EFT.

First Home Buyers & Stamp Duty

Is there an incentive provided as a First Home Owner?

For properties up to the value of \$750,000, you may be eligible for a First Home Owner Grant (FHOG) of \$10,000 from the government.

Eligible First Home Buyers will also be exempt from any Stamp Duty on all properties prior to construction commencing.

We suggest purchasers seek their own advice in respect to these incentives and further information can be reviewed at the following web address: sro.vic.gov.au

What Stamp Duty Savings are available?

Off-the-plan stamp duty concessions apply to purchasers who occupy the property as their principle place of residence (PPR) with a dutiable value under a certain threshold.

Indicative Stamp Duty fees can be discussed at the one on one sales consultations.

We suggest purchasers seek their own advice in respect to these incentives and further information can be reviewed at the following web address: sro.vic.gov.au

Team

Who is the Developer?

Milieu: milieuproperty.com.au

Who is the Architect?

Hassell: hassellstudio.com

Who is the Interior Designer?

DesignOffice: designoffice.com.au

Who is the Landscape Architect?

Hassell: hassellstudio.com

The information in this document is given to provide you with a general understanding of various matters regarding Otter Place (the development). The information is high level, for general purposes, is indicative only and is subject to change. The information may not be complete, accurate or current and may contain errors or omissions. The information may summarise, generalise or omit details that may be important depending on the context. The information should not be relied on as a substitute for legal, financial, real estate or other expert advice or as a basis for any decision you make concerning the development. It is a prospective purchaser's responsibility to make their own assessment of the information, independently verify the information and get their own independent advice. Neither the development partners nor any of their affiliates have any liability for any statement or for any error or omission contained in or to be implied from the information in this document. These materials do not constitute a representation for the purpose of any contract of sale, which will constitute the entire agreement in respect of any purchase. Prospective purchasers should review the contract of sale carefully and seek independent advice.

Milieu