

GARDEN APARTMENTS: INCLUSIONS

Entry Lobby

Floors	Full Body Large Format Tiles
Walls	Painted Plasterboard
Main Entry Door Security	Framed Glass, Voice Intercom, Proximity Reader, CCTV
Stairs to Apartment Levels	Carpet Tile
Lift	Lift to all levels

Upper Hall Lobbies

Floor	Heavy Duty Wool Loop Pile Carpet
Wall/Ceilings/Skirting	Painted Plasterboard, Painted Timber Skirting

Apartments

Living/Dining Floors	9mm Full Body Large Format Tiles, 600x600mm as per plan
Bedding Floors	Nylon Loop Pile Carpet
Walls/Ceilings/Skirting	Painted Plasterboard, Painted Timber Skirting and Architraves. Soundproofwalls between apartments
Cornice	Square Set
Entry Door	Fire Rated Painted Flush Door, 920mmW in Steel Frame
Internal Doors	Painted Hollow Core Flush Face in Steel Frame
Door Hardware	Polished Chrome Lever
Windows/Sliding Doors	Powdercoated Aluminium, Clear Glass
Walk-In/Walk-Thru Robe	Fixed Melamine Shelf, Chrome Hang Rail as per plan
	Fixed Melamine Shelf, Chrome Hang Rail, Mirror Glass
Wardrobes	Sliding Doors One Side Only
Lighting	Recessed LED Downlights to Living, Ceiling Fan Lights to Bedroom Only

Laundry

Tub	Stainless Steel Tub, Powdercoated Metal Cabinet Unit to suit
Clothes Dryer	Wall Mounted, Auto Sensor, 2 Star Energy Rating

Deck/Courtyard

Floor	Full Body Large Format Tile
Balustrade	Frosted Glass Panel in Powdercoated Aluminium Frame As Per Plan

GARDEN APARTMENTS: INCLUSIONS

Services

Air Conditioning

Hot Water

TV/Telephone/Internet

Electrical

Security/Intercom

Ventilation/Heating

Storage

Reverse Cycle Inverter to Living Room Only

Natural Gas, Continuous Flow, Instant

One point per Living, Bedroom, Capable for High Speed Internet

Double GPO in all Living and Bedrooms

Proximity Reader Control to Carpark, Lobbies, Audio Intercom, CCTV to Common Areas

2 in 1 Heat Lamp and Fan Unit in Bathrooms, Exhaust Fan in Laundry, Bathrooms

Wire Cages as per plan

Kitchen

Floor

Cupboards/Drawers

Benchtop

Splashback

Oven

Cooktop

Rangehood

Dishwasher

Sink and Tap

Full Body Large Format Tiles 600x600mm Tile Skirting as per plan

Gloss polyurethane Door/Drawer Fronts, Melamine Shelves and Carcass

40mm Caesarstone

Caesarstone

Westinghouse, Multifunction Electric Underbench, Stainless Steel

Westinghouse Stainless Steel, 4 Burner Gas with Wok Burner

Built-In, Slide Out Recirculating 3 Fan Speeds

Dishlex Stainless Steel, 2 Star WELS Rating, 2.5 Star Energy Rating

Double Bowl + Drainer, Stainless Steel Chrome Mixer Tap

Bathroom/Ensuite

Floor

Walls

Vanity unit

Tapwear

Shower Rail, Towel Rail, Toilet Roll Holder

Shower Screen

WC

Full Body, 600x300mm Lineal Channel Drain

Full Height White 600x300mm Rectified Edge, Feature Wall Tile to Shower

900mmW Prefabricated High Gloss White Polyurethane Cabinet With Soft Close Drawers, Polymarble Basin, Stone Top Wall Hung

Pin Lever Chrome mixer Taps, 5 Star WELS Rating

3 Function Shower Head On Adjustable Rain, 3 star WELS Rating, Pin Lever Mixe, Polished Chrome

Clear Fixed Glass Panel

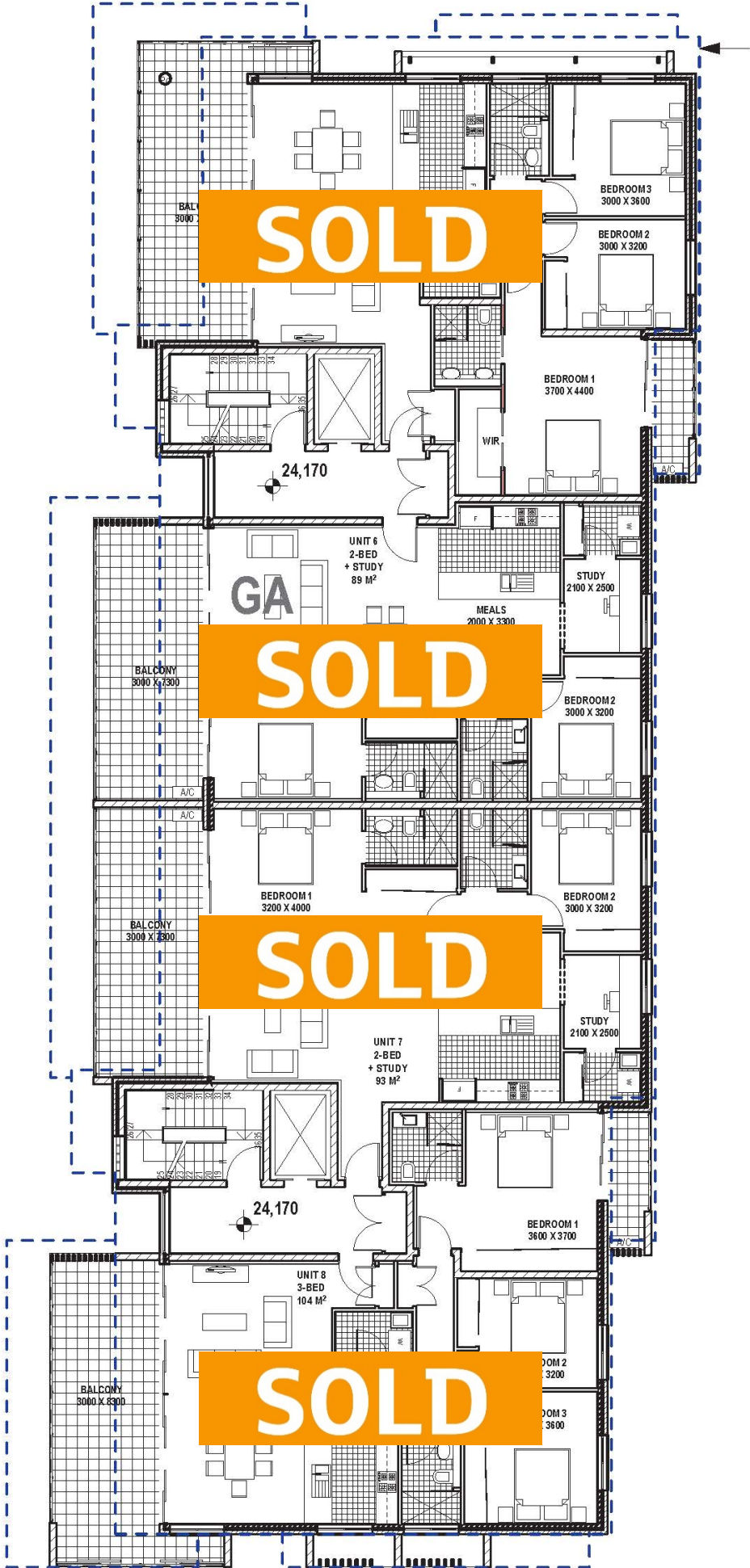
Viterous China Pan and Cistern, Dual Flush, 4 Star WELS Rating

Architectural floor plan of a four-unit residential building. The plan shows four units, each with a 'SOLD' overlay in a large orange box. Unit 1 (top right) is a 2-bed unit with a study, living area, meals, and three bedrooms. Unit 2 (middle right) is a 2-bed unit with a study, living area, meals, and two bedrooms. Unit 3 (bottom right) is a 2-bed unit with a study, living area, meals, and two bedrooms. Unit 4 (bottom left) is a 3-bed unit with a study, living area, meals, and three bedrooms. The plan also includes common areas, balconies, and a central staircase. The text 'CONCEPTED TO HO' is visible on the left side, and 'APPROVED SUBDIVISION' is visible on the right side.

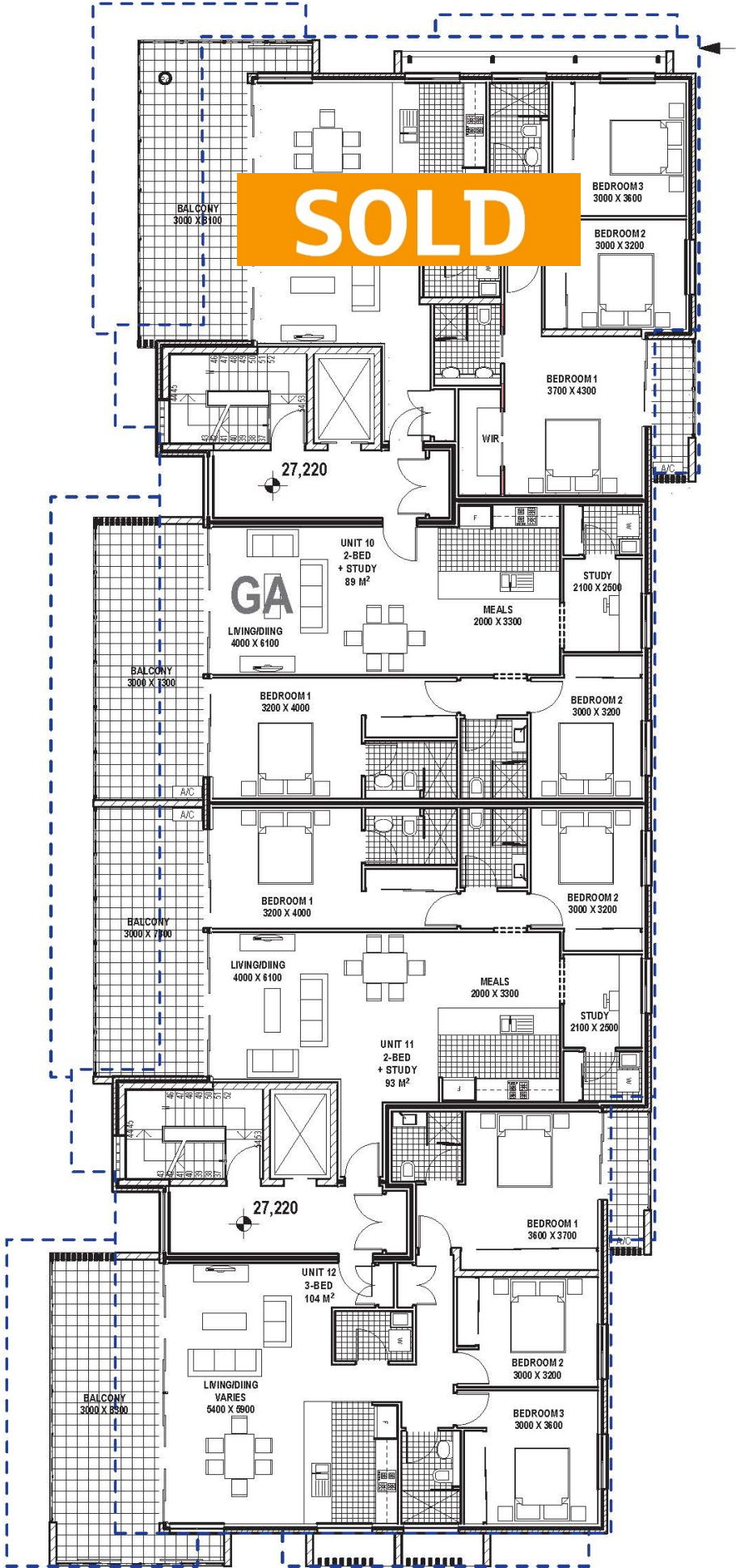
CONCEPTED TO HO

APPROVED SUBDIVISION

FLOORPLANS: FIRST FLOOR



FLOORPLANS: SECOND FLOOR





ANNUAL REPORTS

for the financial year to 30/06/2014

Strata Plan 90003

55 Caves Beach Road, Caves Beach NSW 2281

Manager: Brooke Buxton

Budget commencing 01/07/2015

Levy Schedule commencing 01/07/2015 General

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DRAFT STRATA



community & strata title management

Proposed Budget to apply from 01/07/2015

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Strata Plan 90003

55 Caves Beach Road, Caves Beach NSW 2281

Administrative Fund

Proposed budget

Revenue

Levies Due--Admin	38,615.50
<i>Total revenue</i>	<u>38,615.50</u>

Less expenses

Admin--Accounting/Audit	115.50
Admin--Agent Disbursements	780.00
Admin--Management Fees--Standard	3,300.00
Common Water Usage	550.00
Insurance--Premiums	5,200.00
Insurance--Valuation	660.00
Maint Bldg--Cleaning	5,200.00
Maint Bldg--Fire Protection	1,000.00
Maint Bldg--General Repairs	4,400.00
Maint Bldg--Lift--Maintenance Contract	6,600.00
Maint Bldg--Pest/Vermin Control	3,960.00
Maint Bldg--Sinking Fund Assessment	660.00
Maint Grounds--Lawns & Gardening	3,190.00
Utility--Electricity	2,500.00
Utility--Water & Sewerage	500.00
<i>Total expenses</i>	<u>38,615.50</u>

Surplus/Deficit

0.00

Opening balance

0.00

Closing balance

\$0.00

Total units of entitlement

1000

Levy contribution per unit entitlement

\$38.62

DRAFT STRATA

Strata Plan 90003

55 Caves Beach Road, Caves Beach NSW 2281

Sinking Fund

Proposed
budget

Revenue

Levies Due--Sinking	2,000.00
<i>Total revenue</i>	<u>2,000.00</u>

Less expenses

Admin--Budgeted Sinking Fund Expenses	2,000.00
<i>Total expenses</i>	<u>2,000.00</u>

Surplus/Deficit

Opening balance	<u>0.00</u>
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Closing balance

	<u>\$0.00</u>
Total units of entitlement	1000
Levy contribution per unit entitlement	\$2.00

DRAFT STRATA



Proposed Levy Schedule to apply from 01/07/2015

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Strata Plan 90003

55 Caves Beach Road, Caves Beach NSW 2281

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
1	1	84.00	810.95	42.00	852.95
2	2	77.00	743.35	38.50	781.85
3	3	77.00	743.35	38.50	781.85
4	4	84.00	810.95	42.00	852.95
5	5	84.00	810.95	42.00	852.95
6	6	77.00	743.35	38.50	781.85
7	7	77.00	743.35	38.50	781.85
8	8	84.00	810.95	42.00	852.95
9	9	91.00	878.50	45.50	924.00
10	10	87.00	839.90	43.50	883.40
11	11	87.00	839.90	43.50	883.40
12	12	91.00	878.50	45.50	924.00
		1,000.00	\$9,654.00	\$500.00	\$10,154.00

PRICE LIST: GARDEN APARTMENTS

LVL	#	BED	BATH	CAR	INT m2	BALCONY m2	STORAGE m2	PRICE	APPROX RENTAL P/W	SOLD
1	1	3	2	1	108	32	3		\$480	SOLD
	2	2+study	2	1	89	22	3		\$440	SOLD
	3	2+study	2	1	93	23	3		\$440	SOLD
	4	3	2	1	104	32	3		\$480	SOLD
2	5	3	2	1	108	32	3		\$480	SOLD
	6	2+study	2	1	89	22	3		\$440	SOLD
	7	2+study	2	1	93	23	3		\$440	SOLD
	8	3	2	1	104	32	3		\$480	SOLD
3	9	3	2	1	108	32	3		\$500	SOLD
	10	2+study	2	1	89	22	3	\$540,000	\$480	
	11	2+study	2	1	93	23	3	\$540,000	\$480	
	12	3	2	1	104	32	3	\$560,000	\$500	

STAMP DUTY

\$0.00 to \$14000.00	\$1.25 per \$100.00 or part
\$14000.00 to \$30000.00	\$175 plus \$1.50 per \$100.00 or part on excess over \$14000.00
\$30000.00 to \$80000.00	\$415 plus \$1.75 per \$100.00 or part on excess over \$30000.00
\$80000.00 to \$300000.00	\$1290 plus \$3.50 per \$100.00 or part on excess over \$80000.00
\$300000.00 to \$1000000.00	\$8990 plus \$4.50 per \$100.00 or part on excess over \$300000.00

Purchase Price \$	Stamp Duty on Contract \$	Purchase Price \$	Stamp Duty on Contract \$
100 000	1990.00	410 000	13940.00
120 000	2690.00	420 000	14290.00
130 000	3040.00	430 000	14740.00
140 000	3390.00	440 000	15190.00
150 000	3740.00	450 000	15640.00
160 000	4090.00	460 000	16090.00
170 000	4440.00	470 000	16640.00
180 000	4790.00	480 000	17090.00
190 000	5140.00	490 000	17540.00
200 000	5490.00	500 000	17990.00
210 000	5840.00	510 000	18440.00
220 000	6190.00	520 000	18890.00
230 000	6540.00	530 000	19340.00
240 000	6890.00	540 000	19790.00
250 000	7240.00	550 000	20240.00
260 000	7590.00	560 000	20690.00
270 000	7940.00	570 000	21140.00
280 000	8290.00	580 000	21590.00
290 000	8640.00	590 000	22040.00
300 000	8990.00	600 000	22490.00
310 000	9440.00	610 000	22940.00
320 000	9890.00	620 000	23390.00
330 000	10340.00	630 000	23840.00
340 000	10790.00	640 000	24290.00
350 000	11240.00	650 000	24740.00
360 000	11690.00	660 000	25190.00
370 000	12140.00	670 000	25640.00
380 000	12590.00	680 000	26090.00
390 000	13040.00	690 000	26540.00
400 000	13490.00	700 000	26990.00