



FREQUENTLY ASKED QUESTIONS

Answered by the builder/developer: Bowdens Group Australia Pty Ltd

117 Bowden Street, Meadowbank

CONSTRUCTION

- What materials are on the outside of the building? Is there anything combustible?
External Walls – insulated brick veneer with non-combustible feature panels.

- What are the internal walls made of?
Intertenancy walls i.e. party walls dividing apartments are concrete walls lined with Gyprock plasterboard.
Internal walls within apartments are steel stud frame lined with Gyprock plasterboard.

- Is the glass extra thick on Angas Street or Bowden Street side of the building to reduce noise?
All glass is installed in line with the New South Wales Basix conditions meeting all acoustic, thermal & wind requirements.

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

AIR CONDITIONING

- What brand is the air conditioning system?
Each apartment has its own Fujitsu reverse cycle heating and cooling air-conditioning system installed in the main living area.



APPLIANCES

- What brand is oven, cook top and dryer?
 - SMEG electric oven
 - SMEG gas cooktop
 - SMEG microwave oven
 - SMEG undermount rangehood
 - SMEG semi integrated dishwasher
 - Fisher & Paykel dryer

STRATA MANAGER

- Who are the strata managing agent?

Sarraf Strata
1300 002 888
admin@sarrafstrata.com.au
PO Box 520, Hurstville BC NSW 1481

ELECTRICITY AND GAS

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

Individually metered. Meters are available on the same level of each unit.

- Is there a preferred provider?

Accounts have been established with ARC Energy as the sole provider.

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.

- Are 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 basement?
8
- Can they let their guests into the carpark from their apartment?
Yes – via the intercom within their apartment

DRIVING INTO THE BASEMENT

- If the basement 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)
- Where can they get extra if need be?
Owners will have to organise that with Sarraf Strata 1300 002 888

OTHER NOTABLE FEATURES

- *The building has the benefit of LBNCO providing fibre optics into the building, ensuring superfast internet speeds. A list of the service providers compatible with this network are provided on settlement. Meaning all the new owner has to do is contact their preferred service provider and order the package that's right for them.*
- *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*
- *Samsung digital keyless entry to front door*
- *Samsung intercom*
- *Roller blinds*
- *Shadow cornice*
- *Gas bayonet fitting located in the main living area*
- *Quality ceramic tiles to balcony*
- *Privacy screens to balcony*