



DELMAR

DEE WHY



EXECUTIVE SUMMARY



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Project Address: 2 Delmar Pde, Dee Why

Type	No of Apartments	Internal Area
1 Bedroom	15	50 – 60sqm
1 Bedroom + Study	14	65 – 75sqm
2 Bedroom	31	75 – 85sqm
2 Bedroom + Study	6	87 – 90sqm
3 Bedroom	4	91 – 104sqm
3 Bedroom + Study	1	111sqm
TOTAL	71	

Key Features:

Dee Why is Delmar's inspiration – a place that reflects all the best attributes of the city and coast. At the gateway to Dee Why's growing town centre and a stroll to the beach, Delmar's 'inside-out' design approach captures the suburb's dual urban and coastal lifestyles. The exterior palette mirrors the colours of the shore. Dee Why's busy weekday life is reflected in Delmar's proximity to retail hubs and super-express bus transit. The relaxed weekend life is seen in the cool, landscaped internal courtyard atrium and the open 'breezeway' apartment design that draws light and air into the homes. It offers a new type of breathable living that combines beach house style 'front porches' with 'backyard' balconies that address both the street and internal atrium while opening out to views and flow-through air.

To Sydney CBD 18km

To B-Line Stop 500m

To the Beach 1.6km

The Area:

The city, the beach, shopping and leisure. Wherever you want to be, whatever you want to do, Dee Why brings a relaxed beach lifestyle within reach. Moments from Dee Why's lively village, an express commute to the CBD, and an easy stroll to the rolling ocean waves. Life's essentials and life's pleasures are always nearby.

For all your everyday needs and more, Lighthouse Mall has seeded a new hub for the Northern Beaches with its full line Woolworths supermarket, banking services, Crunch Fitness gymnasium and lively piazza-style dining precinct.

The new B-Line rapid bus transit service offers an easy limited-stop commute to the CBD or to Manly to catch the express harbour ferry to Circular Quay. The B-Line's fleet of modern yellow double deck buses provide frequent and reliable services between Mona Vale and Wynyard. There is no need to plan your trip on B-Line – it's a high frequency 'turn up and go' bus service running 7 days a week.

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Frequently asked questions:

Is the DA Approved?

Yes the D.A is approved, we have submitted an application with Northern Beaches Council to modify the existing approval, which we anticipate will be approved in the coming months.

Who is the builder?

Landmark Construction Group Australia Pty Ltd.

When will construction commence and complete?

Construction will commence mid/late 2020 with anticipated completion late 2022.

Will the apartments have air-conditioning?

Yes, all apartments will feature air-conditioning.

Will the complex be professionally managed once compete?

Yes.

Is there a lift in the complex?

Yes, there are two passenger lifts.

Is the complex pet friendly?

The By-laws allow for animals including small dogs, cats, caged birds, and fish kept in a secure aquarium.

What deposit is require to secure an apartment?

A 10% deposit is required on exchange.

Is the price guaranteed?

Upon execution of the Contract of Sale, the price is guaranteed.

Do I need to pay GST?

GST on apartments is included in the quoted price.



Strata Estimates:

The following amounts are estimates only. They are comparable to levies for strata schemes of a similar size and nature.

Type	Approx: range
1 Bedroom	\$650 - \$750 p/q
2 Bedroom	\$800 - \$1,000 p/q
3 Bedroom	\$1,100 - \$1,250 p/q

Disclaimer: Please be advised that the above estimates are based on equivalent market rates at the point in time and do not forecast CPI in increases to the project completion date. The levies are based on size and value of the apartments. All amounts shown exclude GST. The budget has been based on estimates and they are subject to change without notification.

Construction Partners:

Developer:



CREATING OUTSTANDING RESIDENTIAL COMMUNITIES WHERE PEOPLE LOVE TO LIVE

Landmark is an Australian residential property developer specialising in creating attractive developments in places where people love to live, ideally located close to transport, shops, cafes, restaurants and parks.

With over 20 years' experience, we've successfully completed thousands of apartments and luxury homes across Sydney, from the North Shore and Northern Beaches to the Sutherland Shire and Western Suburbs.

Importantly, our 'Landmark Quality Difference' sets us apart. We offer an extended 10-year Structural Warranty on all our buildings beyond NSW's statutory 6 years*. We don't use combustible cladding or materials and take extra care with waterproofing and mould protection. Landmark also follows a rigorous proprietary quality assurance regime, dedicated to

rectifying any post-completion anomalies quickly and effectively.

* Landmark's extended Structural Warranty is limited to load bearing elements and does not apply if the structure is tampered with or modified, or to any alleged defect or damage caused by extraordinary acts of nature or anyone other than Landmark and its contractors.



Architect:

rothelowman

ARCHITECTURE'S NEW WAVE

Rothelowman brings a unique depth of thought and remarkable skill to the creation of Delmar. Since establishment in 1991, the award-winning firm has been at the forefront of an innovative, design-led approach to the evolution of the modern Australian city. When designing residential buildings, Rothelowman

has no generic formula. Instead, the firm focuses on the local story and incorporates this narrative into the design. Delmar exemplifies this philosophy. It provides for the diverse experiences of living in an urban beachside – a perfect fusion of Dee Why's multi-faceted ocean and city lifestyles.



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D E E W H Y

