

Arc by Crown Group Leasing Opportunities

Crown Property Agency Brochure 2018



CrownGroup





Why rent with Crown Group?



Secure your inspection prior to settlements occurring



Ability to be one of the first to move in after settlement



24/7 inspection updates with online booking system



Excellent relationships with Crown Group Building Management and Strata Plus



Internal contacts within Crown Group to instantly assist with repairs and defects



Member of REINSW and LPMA

Experience a global icon

Timeless elegance with premium finishes

Arc by Crown Group’s interiors have been designed to complement the master plan of the building. All aspects provide panoramic views and natural light to deliver a warm and inviting living space that you’ll rarely want to leave. Natural tones and luxurious finishes have been sculptured to provide residents with a touch of class that they can use as the foundation to build their own personal style.

Set the tone for your lifestyle

Arc by Crown Group features leading and considered design. Marvel at the recessed lighting in the foundations of the heritage-inspired archways and watch it reflect on the translucent pool, state-of-the-art gymnasium and its facilities. Ice Cave is a place designed exclusively for you to unwind and reinvigorate in style.

Quick facts about the building

- Apartments** 148 high-end residential apartments
- SKYE Suites** 9 levels of five-star luxury SKYE Suites
- Retail** 9 ground floor boutique retailers
- Skittle Lane** Once used as a bowling alley for sailors and soldiers, the over 100 year old Skittle Lane presents a European-esque culture unique to this part of Sydney
- The Design** Designed by world-renowned architect Koichi Takada of Koichi Takada Architects



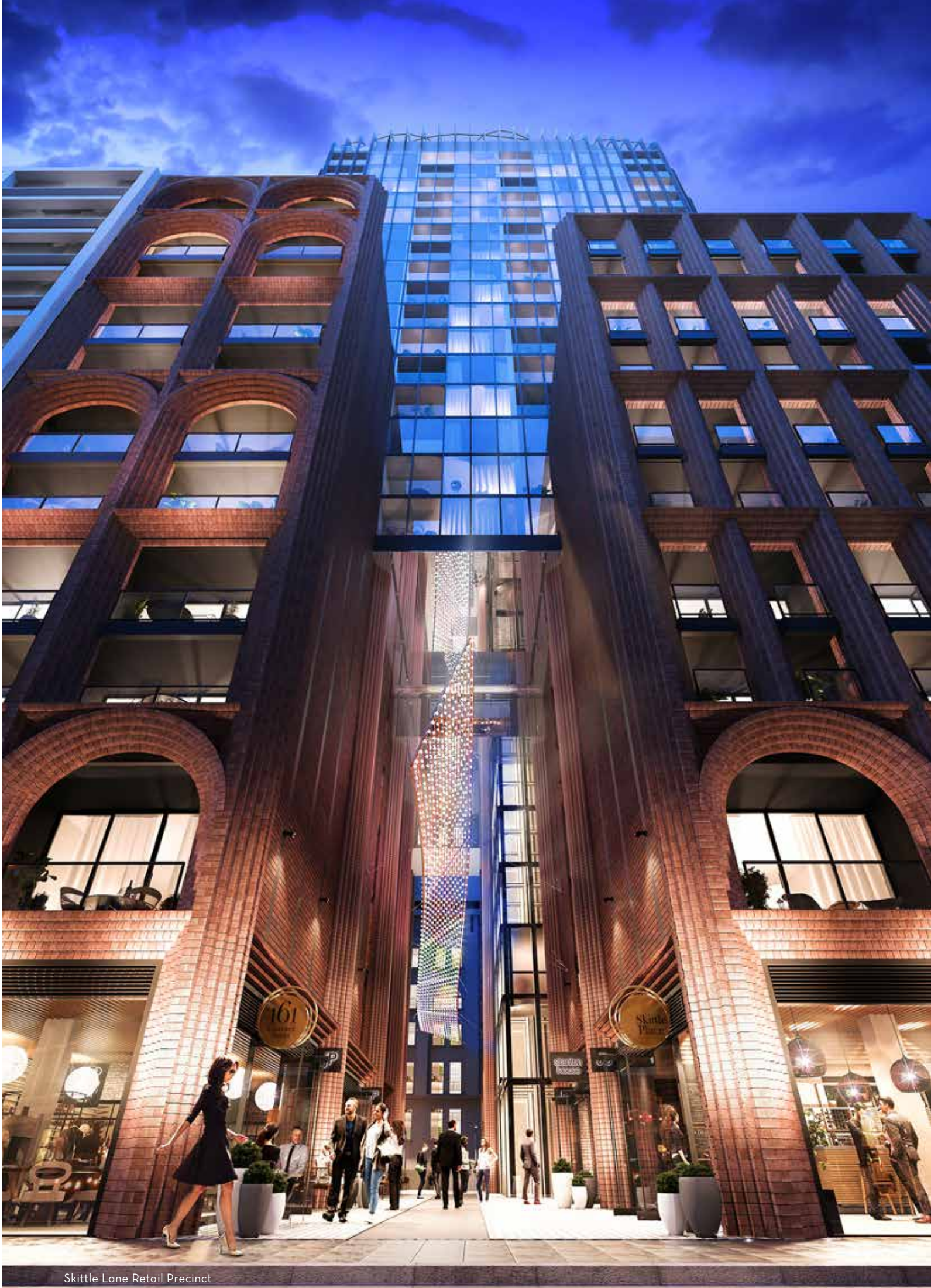
Skittle Lane Retail Precinct



Ice Cave



2 Bedroom Apartment



Skittle Lane Retail Precinct

Be surrounded by the very best

Those fortunate enough to secure a part of Arc by Crown Group know it is destined to become a global icon. Crown Group sets the benchmark for combining architectural excellence, aesthetic class, luxurious amenity and enhancement of the inner-city lifestyle.

Each resident of Arc by Crown Group will experience the privilege of being a part of Sydney city's top 15 most iconic architectural monuments. There is no superior location for high-end Sydney living.



- | | | |
|---------------------------------------|------------------------------------|---|
| 1 Arc by Crown Group | 6 Town Hall Train Station | 11 Wynyard Train Station |
| 2 Post Office Building - Martin Place | 7 China Town | 12 Circular Quay Ferry Terminal |
| 3 Centre Point Tower | 8 Hyde Park | 13 Sydney Opera House |
| 4 Darling Harbour Ferry Terminal | 9 Pitt Street Mall Shopping Centre | 14 Sydney City Bicycle Track (Road/Trail) |
| 5 Darling Quarter Shopping | 10 Botanical Gardens | 15 Barangaroo & Crown Casino |



Frequently asked questions

1. When can I move in?

You can move in on the agreed date you have discussed between yourself and our property manager. Expected completion of apartments will begin from the end of August to early September 2018. If successful, all move in forms will be emailed to you paired with a summary of the charges.

2. When can I notify my current real estate agent?

It is recommended that you withhold from notifying your current real estate agent of vacating until a settlement date has been confirmed. All apartments are individually owned, each owner will have a different settlement date. Our property managers will provide you with further instructions and work with you to facilitate your move.

3. What amenities are in the building?

- Indoor Ice Cave swimming pool
- Spa
- Gym
- BBQ area on level 28
- Rooftop Lounge

4. What is the lease term/length of tenancy?

The lease term is a six (6) or twelve (12) month lease.

5. Will blinds be installed in the apartments?

Yes.

6. How many apartments are in Arc by Crown Group and is there visitor parking?

There are 148 residential apartments across the complex with NO visitor parking.

7. What are the measurements for the fridge and washing machine?

The fridge space will generally fit a 400 litre fridge and has been designed around the Fisher & Paykel E4O2BR4 model fridge as a minimum. The resident is required to measure the cupboard within their apartment to confirm the space available for the fridge.

Only a front load washing machine can be installed. Please measure your individual space but generally they will fit a machine that is 850mm high, 600mm wide and 590mm deep. The washing machine water connections are located under the sink and it is recommended that your machine be installed by a licensed plumber to avoid any leaks or damage to the apartment. This would be at tenant cost.

8. Building electricity and gas

The building has an embedded electricity and gas system. This system allows the resident to experience a reduction in energy and gas rates as it's purchased in bulk by the owner corporation. An information pack will be provided within our moving in pack.

9. How do I apply? What do I need to apply?

After your inspection, you will receive an SMS and email with a link to our online application system; t-App. You are to submit a separate application for each adult you wish to have named on the lease agreement.

The number of adults named on the lease agreement, will dictate the amount of key sets you will obtain once a lease agreement is signed. To successfully complete your application form you will need to provide 100 points of identification.

These can include the following;

- Reference and contact details from previous landlords
- Tenant ledger
- Bank statements
- Current employment contract
- Pay slips
- Photocopies of identification (Passport, Australian driver's license, Medicare card).

10. Can I use the same applications for multiple apartments?

Yes, you can use the same application for multiple apartments. It is highly recommended that you put down a preference of apartments within the 'notes' section of the application in your preference order.

11. How much is required to pay to move into the apartment?

6 weeks rental (4 weeks rental bond + 2 weeks rental in advance). If you are a successful applicant, then you will be required to pay a 1 week holding deposit to secure the apartment. The balance of 5 weeks fee will be paid at the time of moving in.

12. What happens if the apartment does not settle on the agreed time and I've already committed to services such as removalists?

Whilst Crown Property Agency can oversee a number of matters to assist you with your move, there are situations beyond our control, such as the buyer failing to settle on the nominated date of settlement.

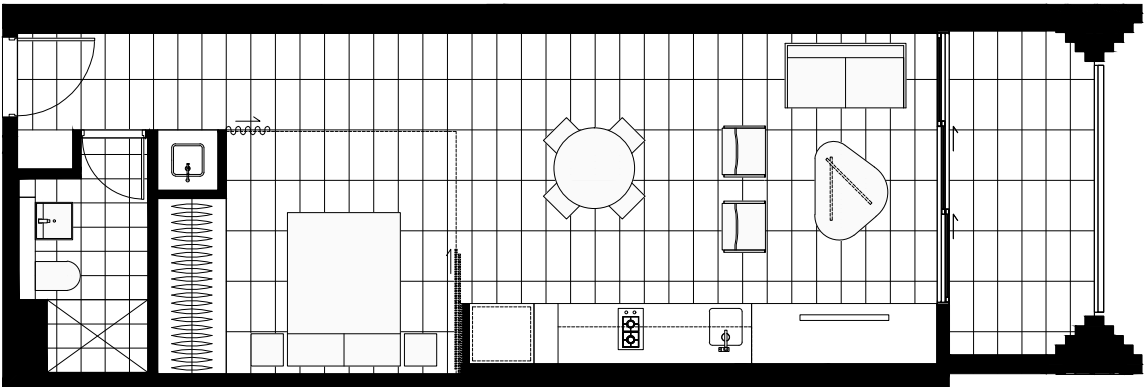
Should such an instance occur, our experienced team will communicate with you and assist to resolve the matter quickly and efficiently.

“Despite hundreds of tenants moving into the building throughout the same settlement period, the Crown Property Agency Team endeavoured to ensure the whole process was organised and that communication was a priority.”

Tony Guerra, Tenant

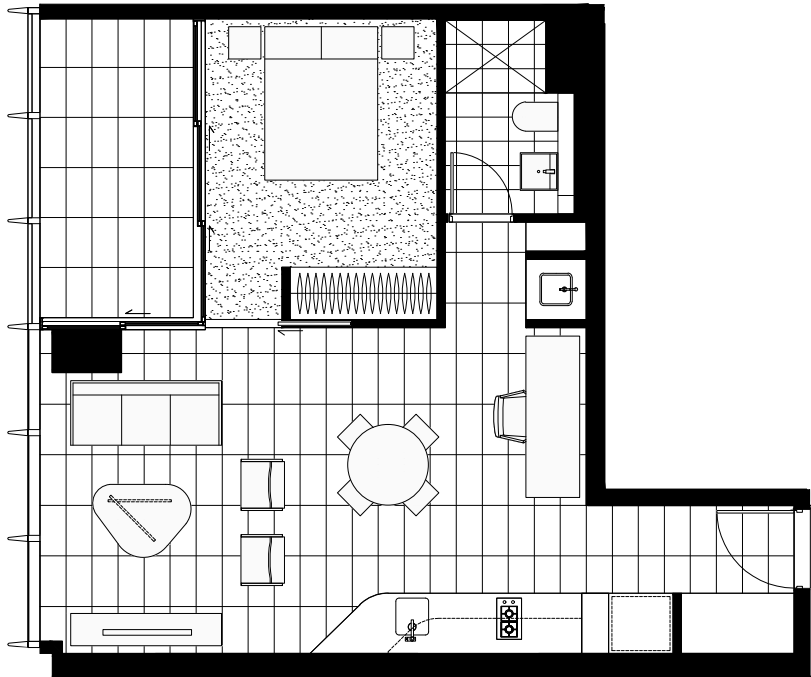


1 Bedroom Suite



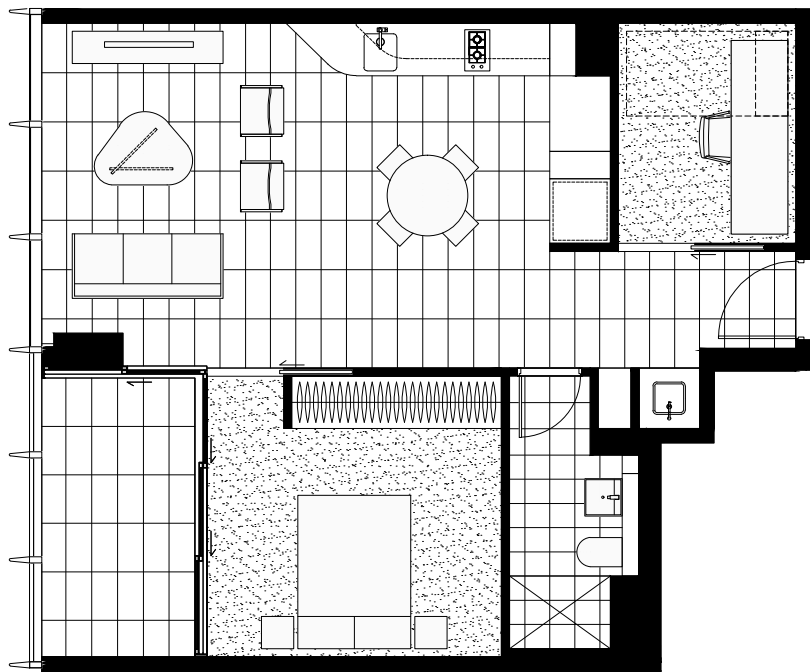
Disclaimer: The information and illustrations in this document are illustrative only and are subject to the terms of the contract for sale and the strata plan in the contract for sale. Any furniture or appliances depicted (including possible appliance locations) are illustrative only and not part of the property sold. The schedule of finishes in the contract for sale records the inclusions sold with the property. Purchasers must rely on their own enquiries and the information in the contract for sale.

1 Bedroom



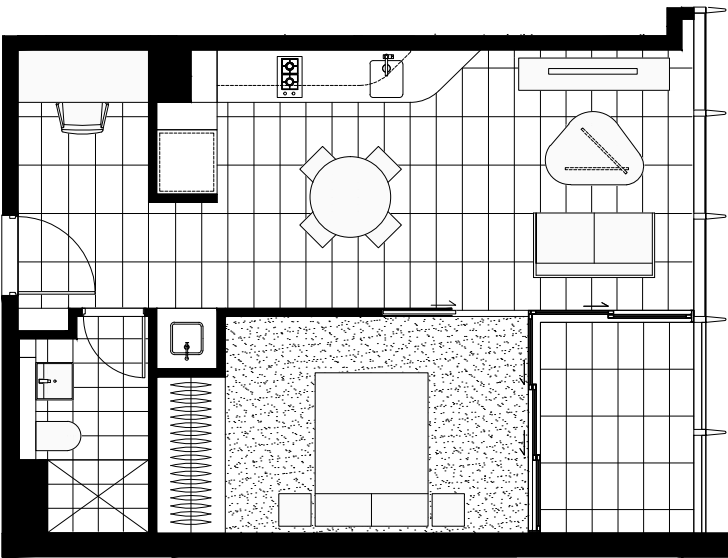
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1 Bedroom + Study



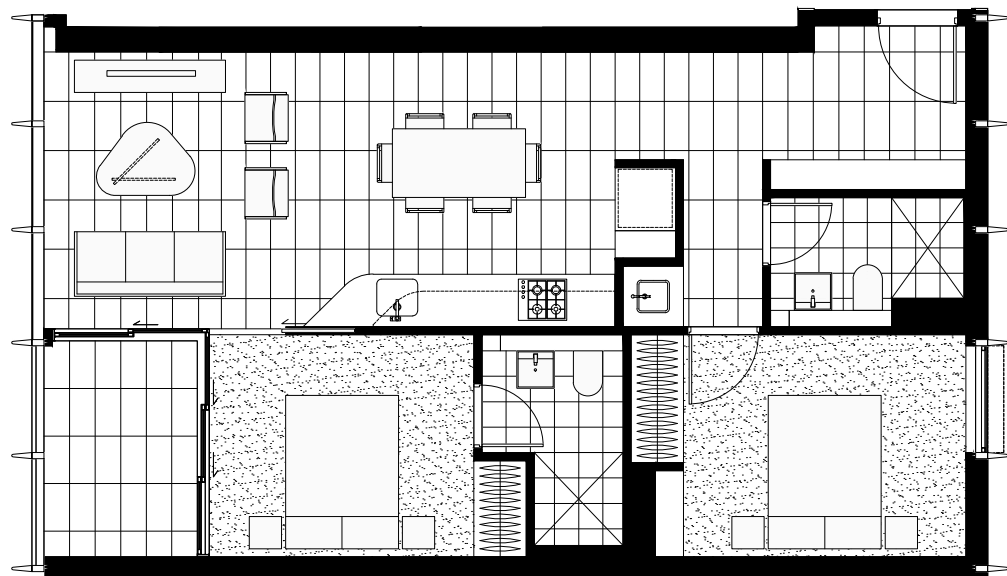
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1 Bedroom + Study



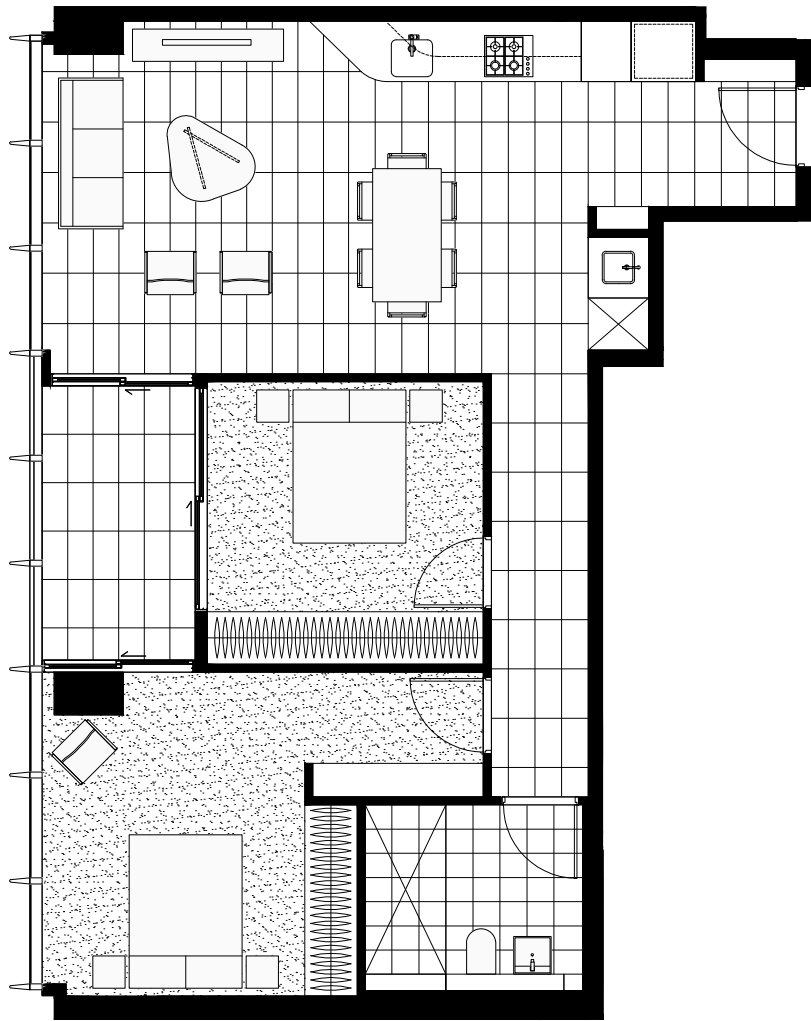
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2 Bedroom



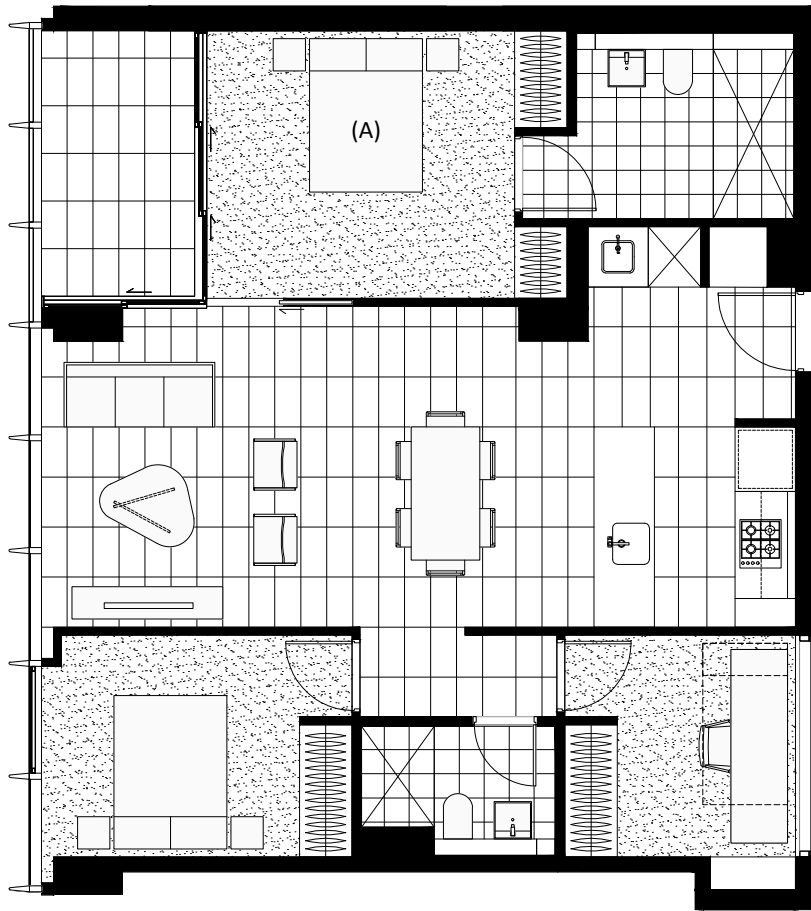
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2 Bedroom



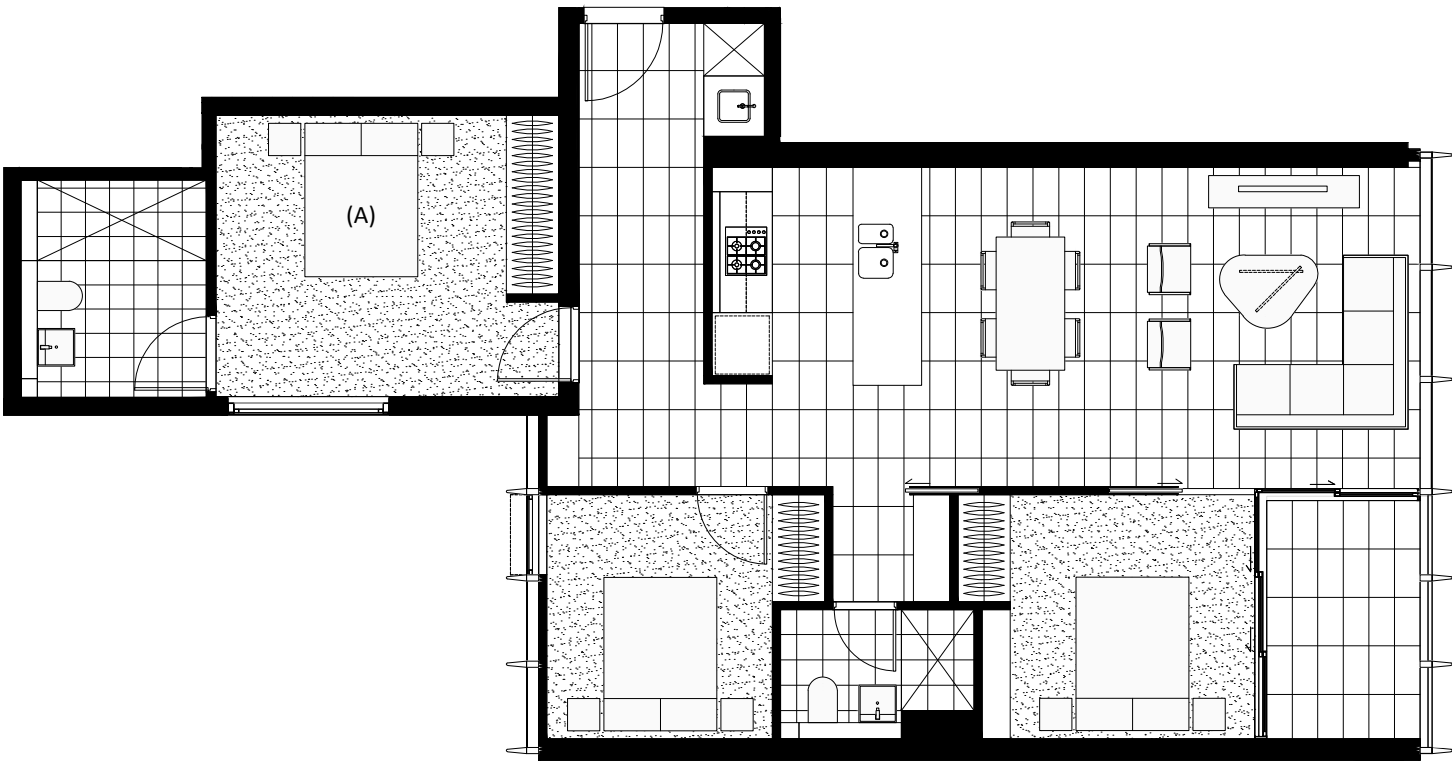
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2 Bedroom + Study



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3 Bedroom



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Award-winning service with Crown Property Agency

Crown Property Agency has an elite team that manage your tenancy daily. The management team consist of the most senior managers that are committed to exceeding your expectations managing your occupancy of Arc by Crown Group.

Our Property Managers have a reputation for efficiently managing the entire rental process of hundreds of properties across their portfolio. They consistently work to personally ensure each tenant feels understood in an organised and thoughtful rental process. Many of the team have worked across development, project sales and property management. This diverse skill set brings a wealth of experience from not only intimately understanding Crown Group's portfolio but the industry sectors that are required deliver architectural icons like Arc by Crown Group. We take pride in our approach to maintaining a portfolio of quality properties through actively developing strong relationships both with landlords and tenants alike.

Crown Property Agency provide 24/7 access to a Tenant Portal allowing you to see relevant information such as critical tenancy information and ledgers. The portal will give you the ability to lodge any repairs within our system and provide you with the transparency to ensure any required work is completed in a timely manner. We also communicate with you via the Message Centre so that all the communications are recorded against your tenancy.

Lastly, not only backed by the Crown Group corporate headquarters which collectively has decades of experience and advice, Crown Group's end-to-end service means you can always discuss your investment matters with your preferred Sales Executive whom you will most likely have a long standing relationship with.

Crown Group are with you every step of the way.



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