

Infinity by Crown Group Leasing Opportunities

Crown Property Agency Brochure 2019



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

Infinity 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

Whatever you seek, you will find it in Infinity by Crown Group. All the amenities a 21st century home needs are housed within this soaring island of glass. Relax with friends on a hot summer day at an outstanding roof-top pool and bar, soaking up the sun that seems to shine forever. Stimulate your senses in the private music room. Unleash your intellectual and artistic energies at the in-house conference auditorium or performance theatre. Embrace your taste-buds in one of the many café and dining options around Green Square. Suddenly, life in Sydney really is infinite.

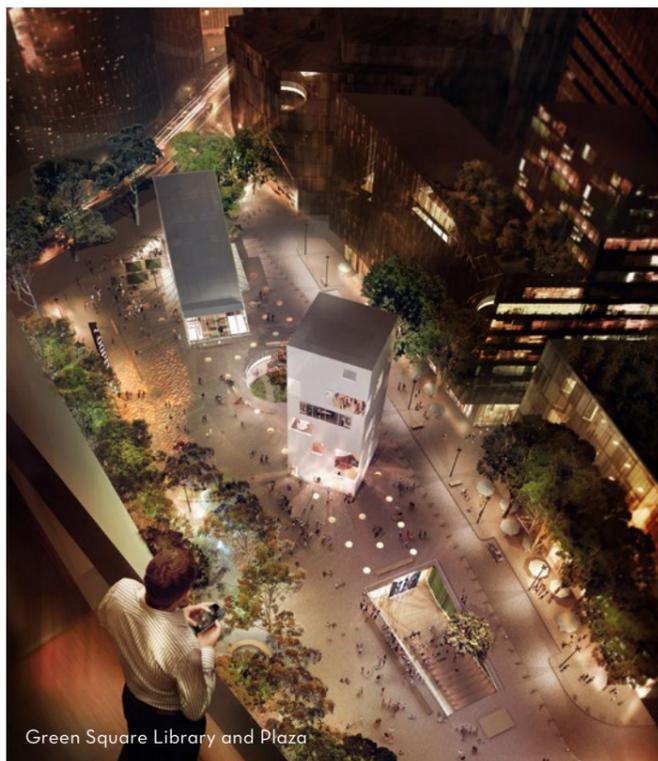
Quick facts about the building

Apartments 329

SKYE Suites 75

Retail 2 levels of retail

The Design Designed by world-renowned architect Koichi Takada of Koichi Takada Architects



Green Square Library and Plaza



To Infinity and beyond

At the very heart of Sydney's most dynamic and interconnected new urban precinct, Green Square has everything you'll ever need either right where you live or within easy reach. The time saved getting to where you want to be means even more time to enjoy your lifestyle your way, now and in the future.

EDUCATION

Alexandria Park Community School	950m
International Grammar School	3.6km
NIDA College	3.3km
Our Lady of MT Carmel School	1km
Our Lady of the Sacred Heart College	2.9km
Randwick TAFE	4.6km
Sydney Boys High School	4.1km
Sydney Girls High School	4.3km
The University of Sydney	2.8km
The University of New South Wales	2.8km
University of Technology	2.8km
Waterloo Public School	2.6km

TRANSPORT

Central Railway Station	3.5km
Green Square Railway Station	58m
Town Hall Railway Station	7.8km
Bus Stop	100m
Sydney Domestic Airport Station	4km
Sydney International Airport Station	6.4km
Circular Quay Ferry Wharf	15.4km

CULTURE & ARTS

Art Gallery of New South Wales	6.8km
The Powerhouse Museum	3.2km
Museum of Contemporary Art	5.4km

HOSPITALS

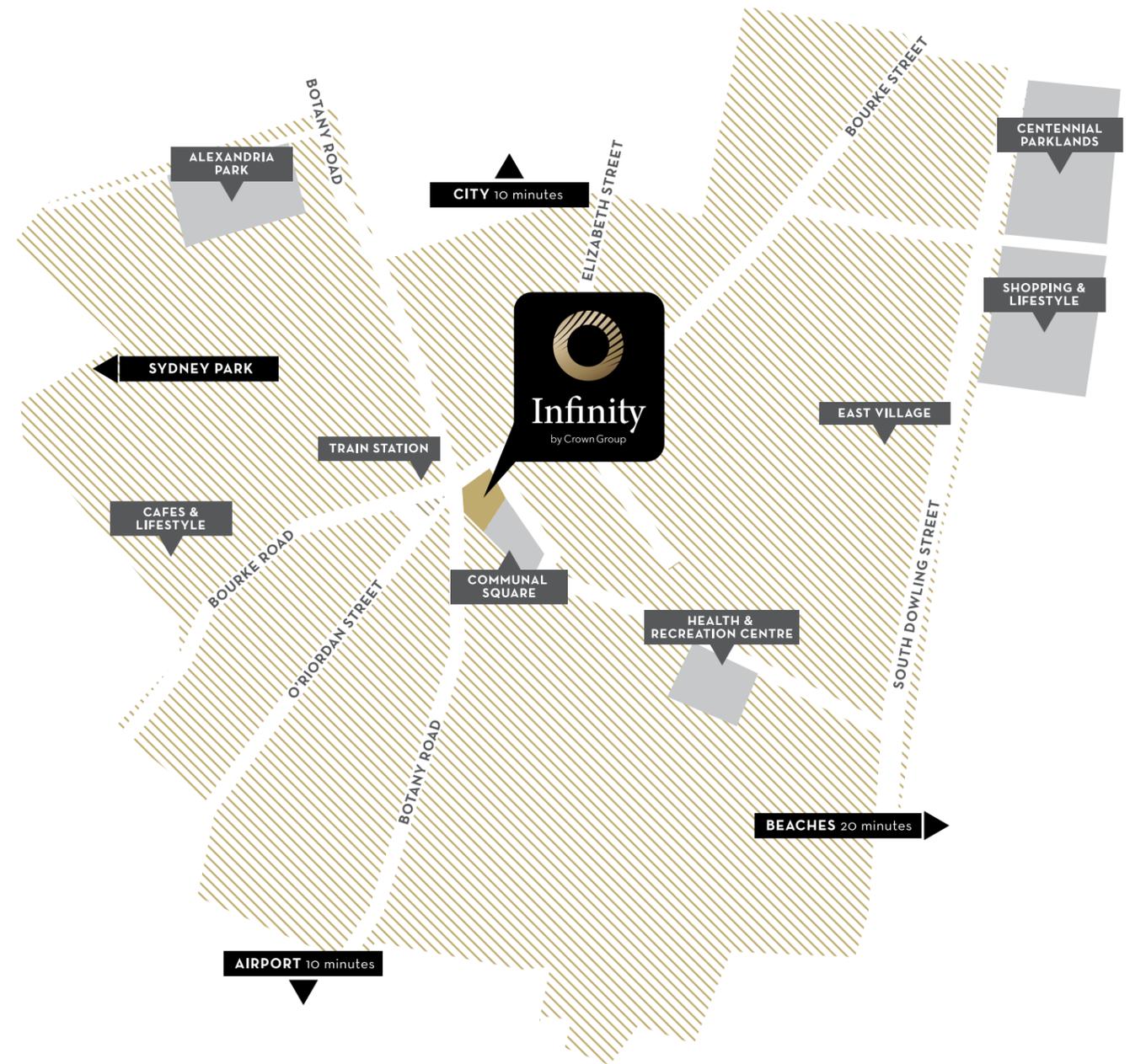
Prince of Wales Private Hospital	6.8km
Royal Prince Alfred Hospital	3.9km
St Vincent's Hospital	6.9km

MAJOR ATTRACTIONS & LANDMARKS

Bondi Beach	9.1km
Centennial Park	5km
Chinatown	3.1km
Darling Harbour	8.6km
Fox Studios	4.3km
Market City	4.1km
Moore Park Golf Course	3.3km
Royal Randwick Racecourse	4.2km
Sydney Aquarium	5km
Sydney Football Stadium	6km
Sydney Harbour Bridge	9.1km
Sydney International Airport	6.6km
Sydney Olympic Park	22.7km
Sydney Opera House	7.9km
Sydney Tower Eye	4.4km
The Entertainment Quarter	3.6km
Sydney Cricket Ground	3.4km

SHOPPING CENTRES

Broadway Shopping Centre	3.7km
Eastlakes Shopping Centre	3.5km
East Village Shopping Centre	1.3km
Marrickville Metro Shopping Centre	3.9km
Moore Park Supa Centre	2.2km
Royal Randwick Shopping Centre	4.6km
Westfield Sydney	5.1km
World Square Plaza Shopping Centre	3.5km



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 mid to late May 2019. 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?

- Outdoor pool deck
- Spa
- Gymnasium
- Music Room
- Rooftop gardens and sky lounge
- Infinity Convention Centre
- Theatre

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 Infinity by Crown Group and is there visitor parking?

There are 329 residential apartments across the complex with visitor parking.

7. Building electricity and gas

The building has an embedded electricity and gas system with Origin Energy. 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.

8. 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).

9. 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.

10. 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.

11. 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.

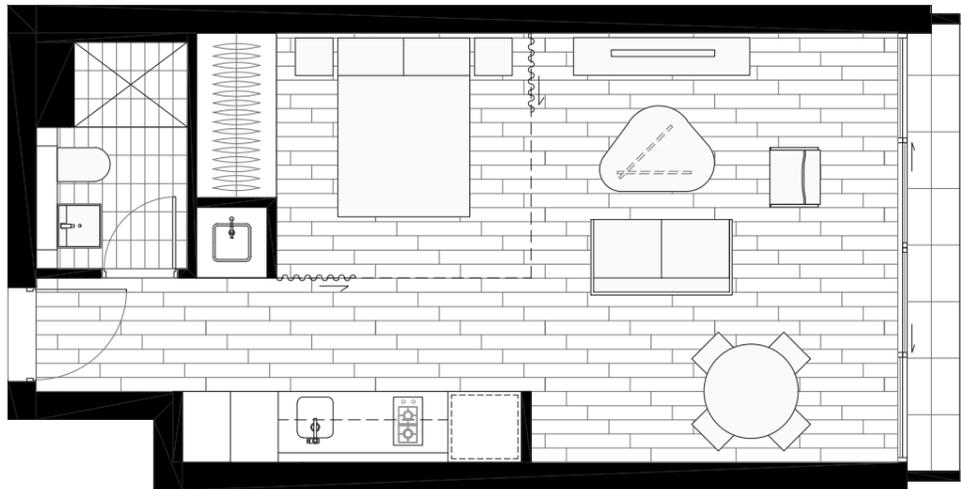
Should such an instance occur, our experienced team will communicate with you and assist to resolve the matter quickly and efficiently.

"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 Guerro, Tenant

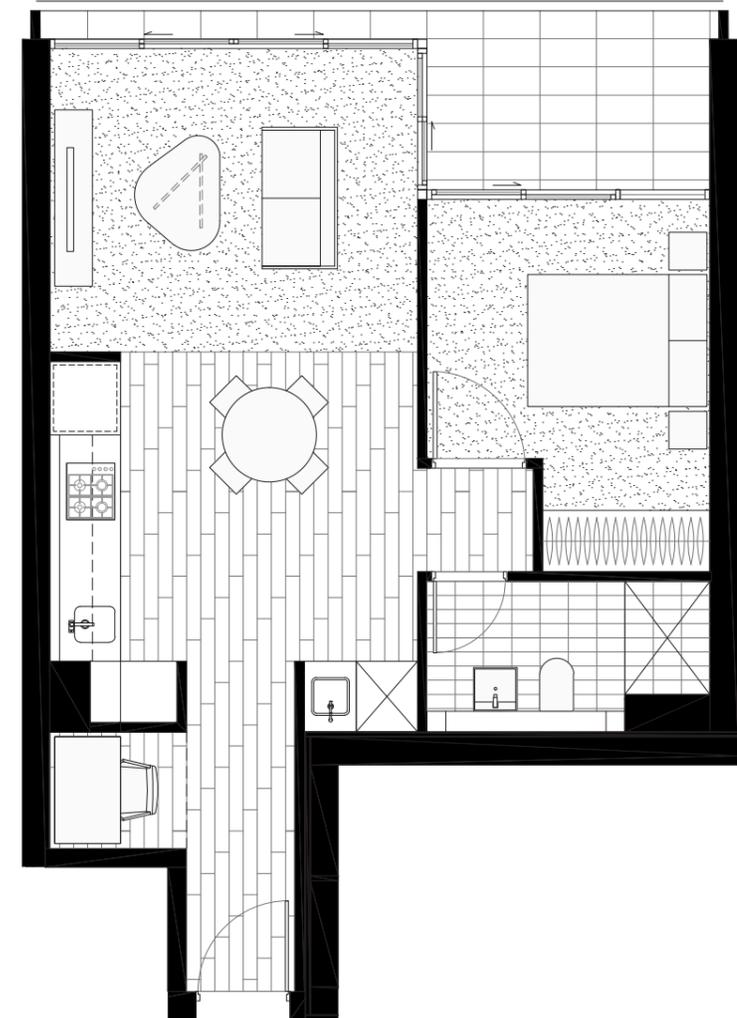


1 Bedroom Suite



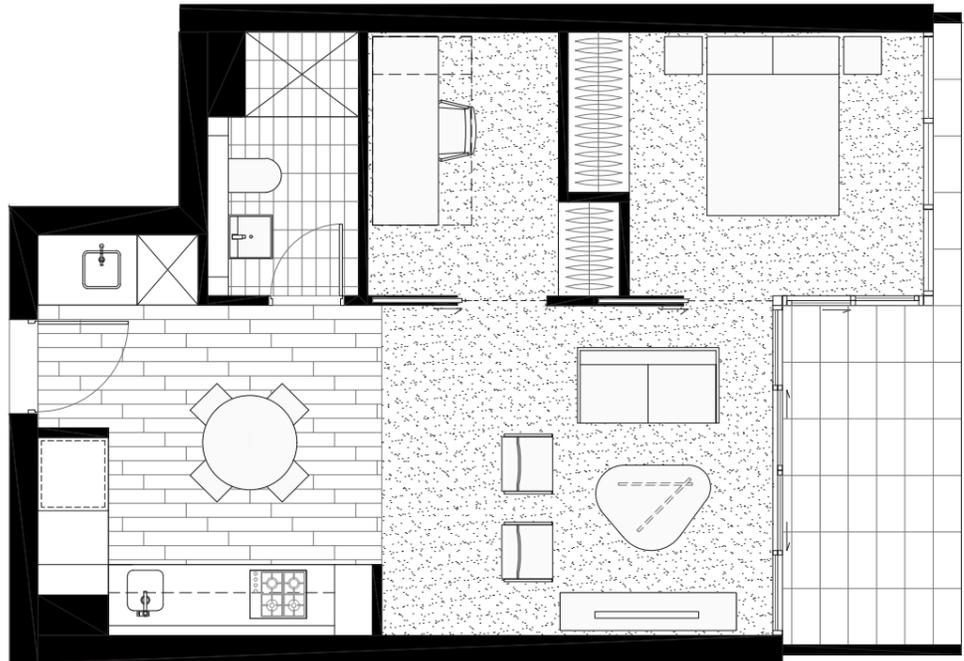
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1 Bedroom + Media



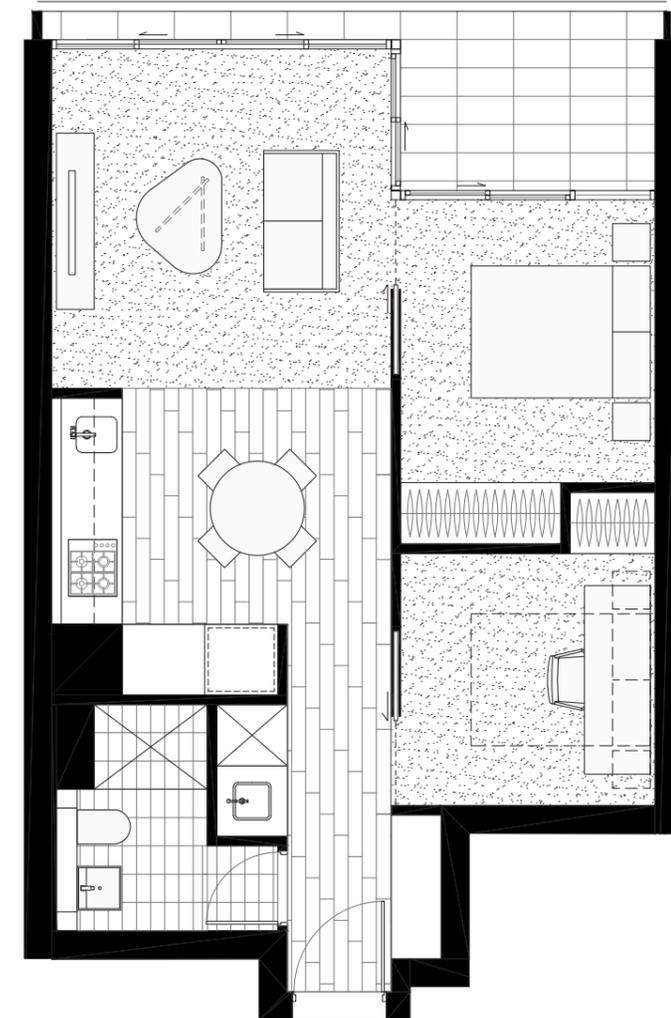
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2 Bedroom Flexi



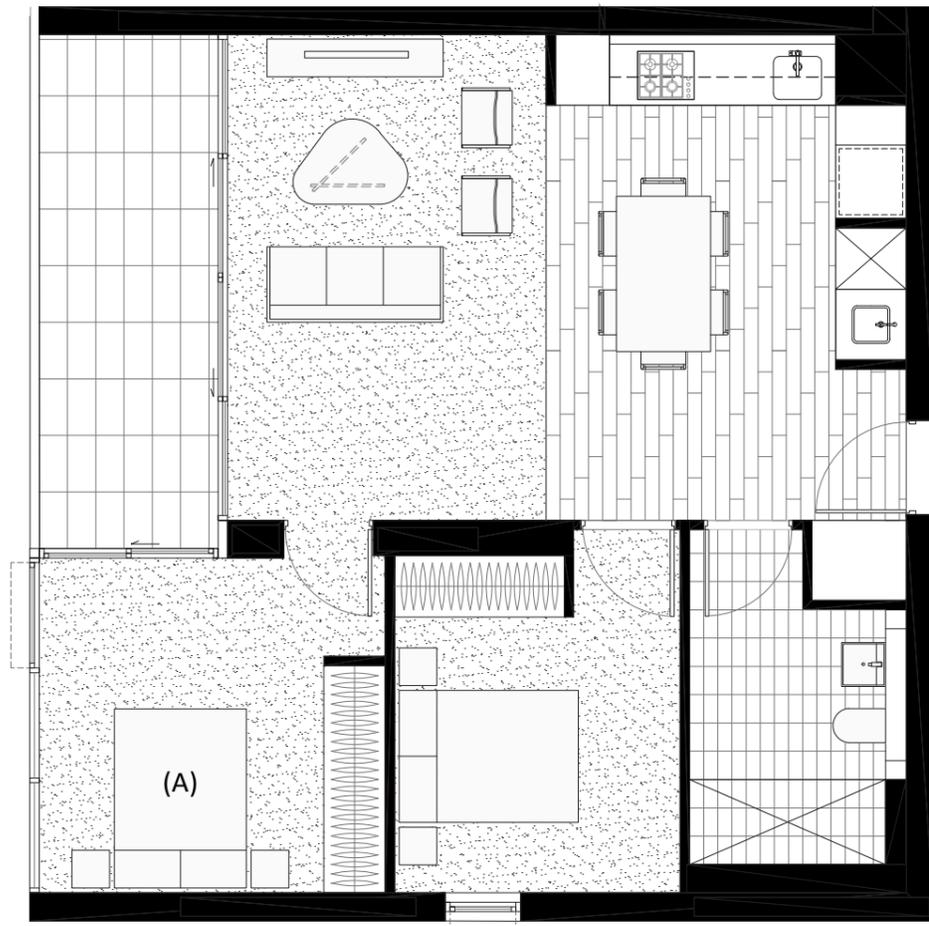
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2 Bedroom Flexi



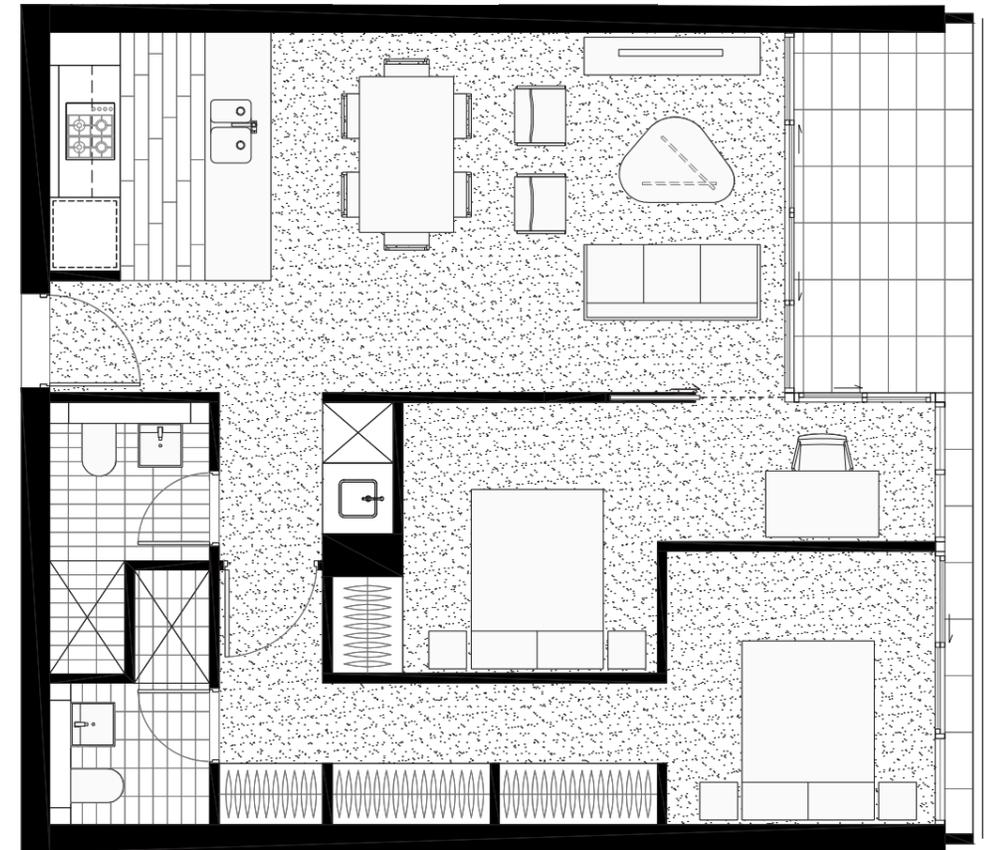
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2 Bedroom



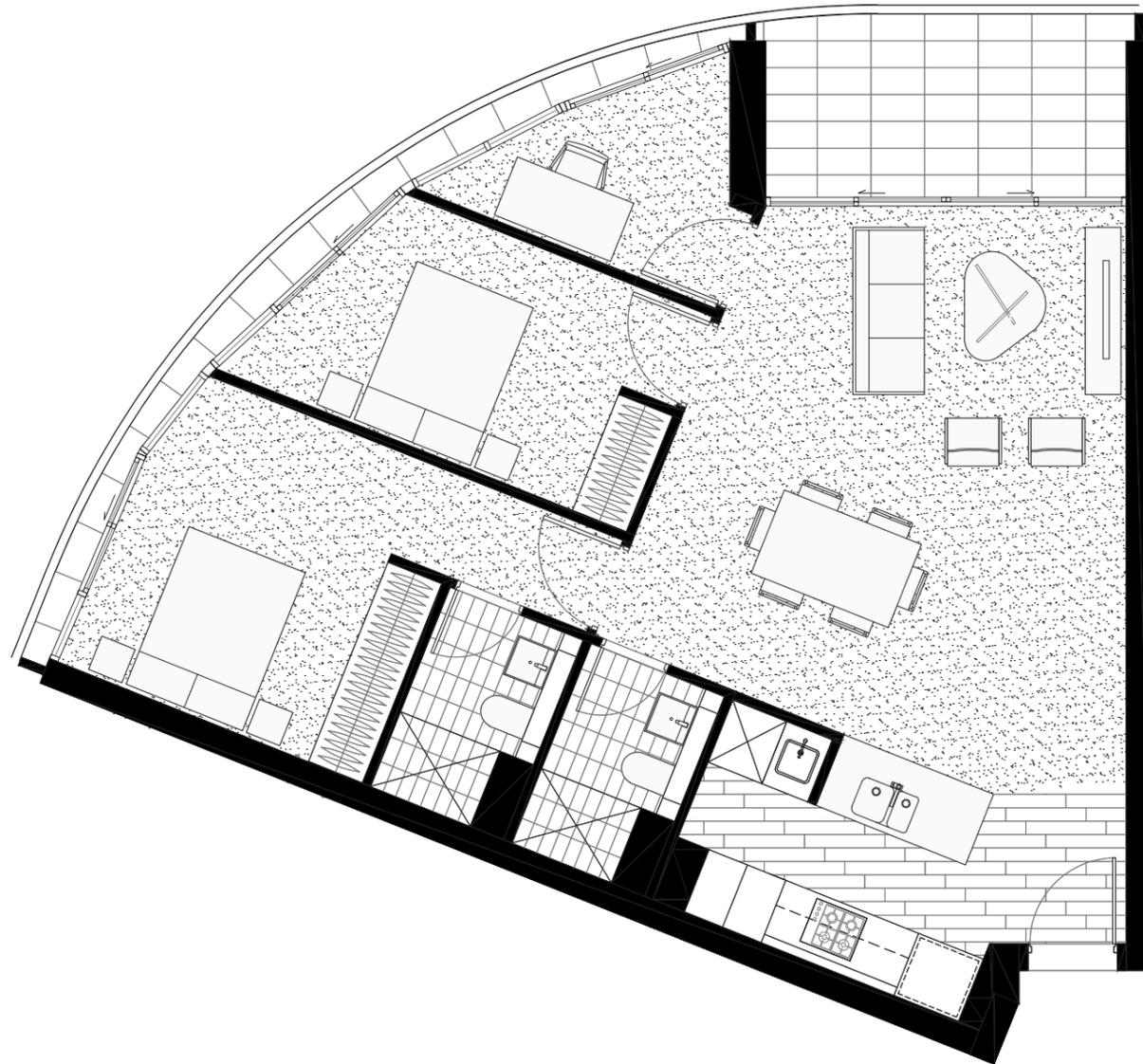
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2 Bedroom



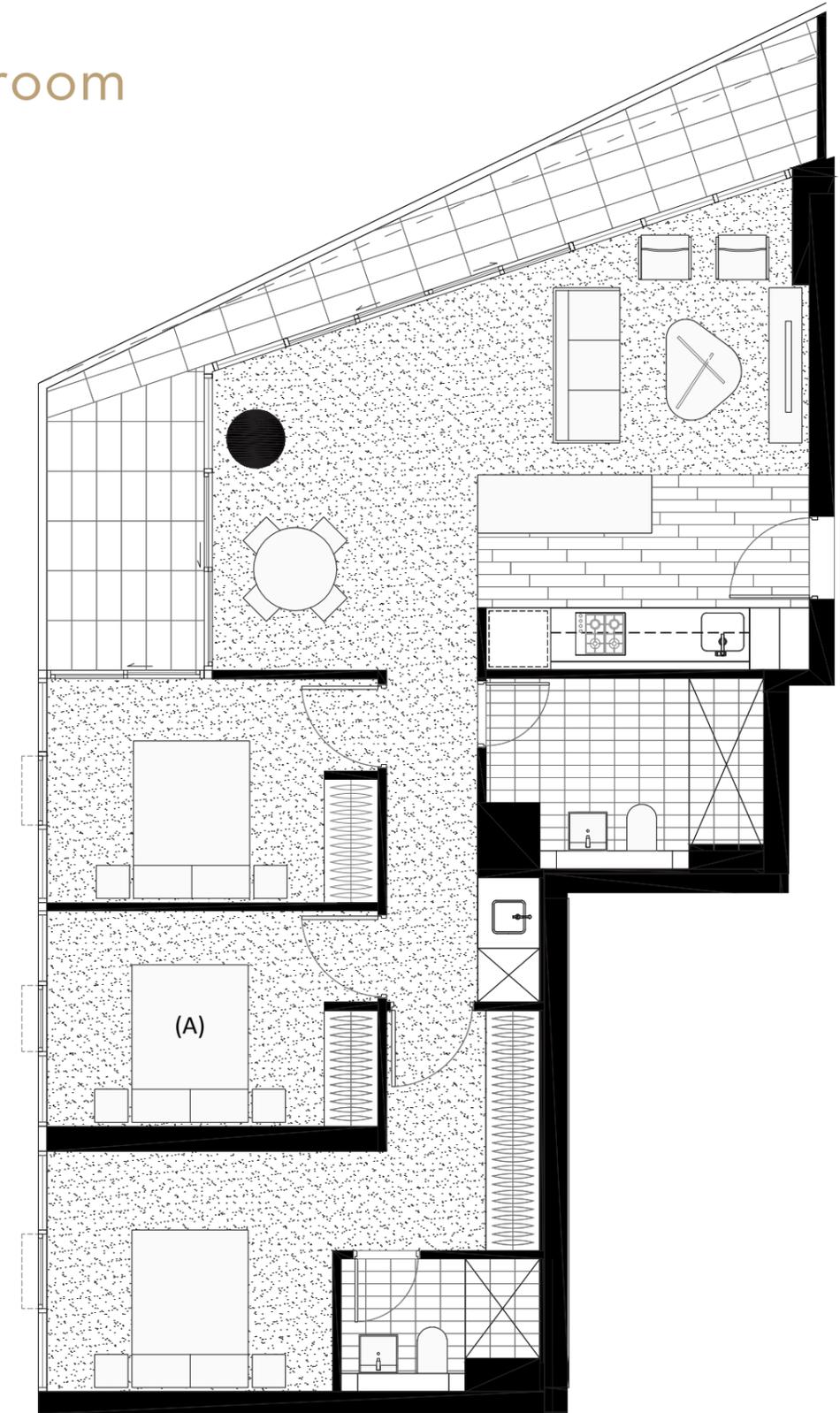
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2 Bedroom + Study



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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.



Call Today 1800 940 455
crowningroup.com.au/leasing



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CrownGroup

