

Date 3/7/2014

Planning Agreement

9 Hassall Street, Parramatta

Parramatta City Council

ABN 49 907 174 773

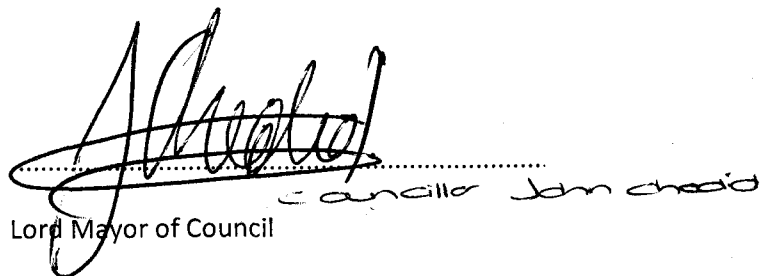
and

Z & WP Investments PTY LTD

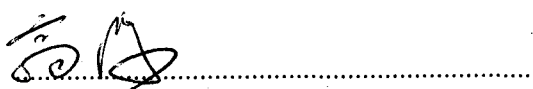
ACN 127 583 877



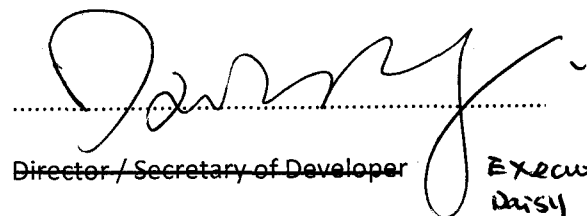
Chief Executive Officer of Council



Lord Mayor of Council



Director of Developer Executed by
Jie Gao as
Attorney for
Z & WP Investments
Pty Ltd



Director / Secretary of Developer Executed by
Daisy Ng as
Attorney for
Z & WP Investments
Pty Ltd

PARTIES:

Z & WP Investments PTY LTD (ACN 127 583 877) of Suite 2, Ground Floor, Wharf 10, Pirrama Road, Pyrmont, New South Wales (**Developer**)

And

PARRAMATTA CITY COUNCIL (ABN 49 907 174 773) of 30 Darcy Street, Parramatta, New South Wales (**Council**)

INTRODUCTION

- A. Council is the Consent Authority for the Development.
- B. The Developer is the owner, or is entitled to be the owner of the Land.
- C. The Developer intends to carry out the Development.
- D. The parties wish to enter into this planning agreement in relation to the Developer's offer to provide the Public Benefit on the terms and conditions set out in this Deed.

IT IS AGREED:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this **Deed**, unless the context clearly indicates otherwise:

Act means the *Environment Planning and Assessment Act 1979 (NSW)*.

Business Day means any day that is not Saturday, Sunday, gazetted public holiday or bank holiday in Sydney, and concludes at 5 pm on that day.

Consent Authority means the governmental agency having the function under the Act or any other relevant laws to determine a development application.

Construction Certificate has the meaning given to that term in the Act.

Defect means a defect arising from materials or workmanship or design other than:

- (a) minor shrinkage;
- (b) minor settlement cracks; or
- (c) normal wear and tear.

Defects Liability Period means the period of 12 months from the date on which ownership in fee simple in the Unit is vested in Council.

Development means the mixed use development proposal in respect of the Land involving (amongst other things) demolition and the construction of two towers of residential units and multi level basement parking authorised by Development Consent.

Development Consent means the consent originally granted by Council in respect of DA/848/2008.

Explanatory Note means the explanatory note relating to this Deed that was publicly exhibited in accordance with the *Environmental Planning and Assessment Act 1979 (NSW)*.

GST means any form of goods and services tax payable under the GST Legislation.

GST Legislation means the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)*.

Index Number means:

- (a) the consumer price index (all groups) for Sydney published from time to time by the Australian Bureau of Statistics; or
- (b) if the Index Number no longer exists, it means an index that the Landlord decides reflects changes in the cost of living.

Land means the property known as 9 Hassall Street, Parramatta and more particularly described as Lot 6 in Section 2 in Deposited Plan 241 and Lot 14 in Deposited Plan 11507 which forms part of Auto Consol 3753-97 folio identifier auto consol 3753-97.

Modified Consent means the Development Consent as modified on 23 May 2011 by the Notice of Determination dated 27 May 2012, DA/848/2008/A, issued by the Council.

Monetary Contribution means the sum of \$300,000 subject to adjustment under clause 4.3.

Occupation Certificate has the meaning given to that term in the Act.

Public Benefit has the meaning given to that term in clause 4.2.

Quarter means each consecutive period of three months (or part of it) ending on the respective last days of March, June, September and December.

Real Property Act means the *Real Property Act 1900 (NSW)*.

Register means the Torrens title register maintained under the Real Property Act.

Regulation means the *Environmental Planning and Assessment Regulation 2000 (NSW)*.

Schedule means a schedule to this Deed.

Unit means the property described as unit 16, Tower A, 9 Hassall Street, Parramatta, New South Wales, in the plans approved with the Development Consent or, an equivalent unit should the plans be amended, being a one bedroom apartment, with one car space and one storage area located on Basement Level 2 and includes the finishes, furnishings and fittings described in the specifications contained in Schedule 2 and Clause 4.4 (d).

1.2 Interpretation

In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:

- (a) headings are inserted for convenience only and do not affect the interpretation of this Deed;
- (b) a reference in this Deed to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney;
- (c) If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day;
- (d) a reference in this Deed to dollars means Australian dollars and all amounts payable under this Deed are payable in Australian dollars;
- (e) a reference in this Deed to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment and any subordinate legislation or regulations issued under that legislation or legislative provision;
- (f) a reference in this Deed to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced;
- (g) a reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Deed;
- (h) an expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or government agency;
- (i) where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (j) a word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders;
- (k) references to the word 'include' or 'including' are to be construed without limitation;
- (l) a reference to a right or obligation of a party is a reference to a right or obligation of that party under this Deed;

(m) a reference to a party to this Deed includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns;

(n) any schedule and attachment forms part of this Deed;

(x) neither this Deed nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting.

2. OPERATION AND APPLICATION OF THIS DEED

2.1 Act applies

The parties agree that this Deed is a planning agreement governed by Subdivision 2 of Division 6 of Part 4 of the Act.

2.2 Signature

The parties agree that this planning agreement takes effect on signature of this Deed by the parties to it.

2.3 Deed lapsing

This Deed will be at an end and taken to have been revoked and neither party will have any obligation to the other if the Development Consent:

(a) lapses by effluxion of time; or

(b) is surrendered.

2.4 Register removal

Each party will sign all documents and do all things reasonably necessary to procure the removal of this Deed as an encumbrance on the Register by appropriate notification or request if the Development Consent:

(a) lapses by effluxion of time; or

(b) is surrendered.

3. APPLICATION OF SECTION 94, SECTION 94A AND SECTION 94EF OF THE ACT

3.1 Section 94 applies

Section 94, 94A and 94EF of the Act in relation to the Development Consent are hereby excluded.

3.2 Deed offsets Act provisions

Despite any provision in the Act to the contrary, the parties agree that any contribution pursuant to s.94, s.94A and/or s.94EF of the Act and determined by the Council to be

payable by the Developer in respect of the Development Consent is taken to be included in the Public Benefit and the Council shall make no claim for any further amount to be paid by the Developer in relation to the Development Consent pursuant to s. 94, s.94A and/or s.94EF of the Act to the Council.

4. PUBLIC BENEFITS

4.1 Delivery

The Developer must, at no cost to Council, do all things required to deliver the Public Benefits in accordance with this Deed.

4.2 Public Benefits Description

- (a) The parties agree that the Public Benefit will take the form of either the Monetary Contribution or the vesting in Council of ownership in fee simple (free of any encumbrance) of the Unit.
- (b) The Developer may (in its absolute discretion) determine whether the Public Benefits are provided by way of Monetary Contribution or vesting in Council of ownership in fee simple (free of any encumbrance) of the Unit. The Developer must make this determination and give Council a written notice advising Council of its determination no later than the date of the first Construction Certificate issued in respect of the Development (and in this respect time is of the essence). The Developer will be taken to have determined that the Public Benefits will be provided by way of the vesting in Council of ownership in fee simple (free of any encumbrance) of the Unit if the written notice of determination is not given to Council before the date of the first Construction Certificate issued in respect of the Development.

4.3 Provision by way of Monetary Contribution

- (a) This clause 4.3 applies if the Developer has determined that the Public Benefits are to be provided by way of Monetary Contribution.
- (b) The Developer must pay the Monetary Contribution to Council (or as Council may direct in writing) no later than the date of the first Construction Certificate issued in respect of the Development.
- (c) The Developer must pay the Monetary Contribution by way of unendorsed bank cheque or electronic funds transfer.
- (d) The Monetary Contribution is to be adjusted on each quarterly anniversary of the date of notification of determination of the Modified Consent (being 27 May, 27 August, 27 November and 27 February in each calendar year and referred to in this clause as the *review date*) in accordance with the following calculation:

$$A = \frac{B \times D}{C}$$

where:

- A is the adjusted Monetary Contribution from the relevant review date;
- B is the Monetary Contribution applicable immediately prior to the relevant review date;
- C is the Index Number for the Quarter ending immediately before the last prior review date; and
- D is the Index Number for the Quarter ending immediately before the relevant review date.

- (e) For the avoidance of doubt, the Parties agree that the first adjustment of the Monetary Contribution under clause 4.3(d) will occur on 27 August 2011.
- (f) If the Developer does not pay the Monetary Contribution and any other moneys payable under this Deed on time, the Developer must pay interest at the rate of 8% per annum on the outstanding amount for the period from the day the unpaid money was due until it is paid. The interest must be paid to Council no later than 10 Business Days after Council has given the Developer a demand for any such interest.

4.4 Provision by way of Unit ownership

- (a) This clause 4.4 applies if the Developer has determined (or taken to have determined) that the Public Benefits are to be provided by way of Unit ownership.
- (b) The Developer must do (or procure to be done) all things necessary:
 - (i) to cause the strata subdivision of the Land in order to create the Unit no later than 42 Business Days after the date of any Occupation Certificate (interim or otherwise) in respect of the Development and if more than 1 of them, the first of any such certificate; and
 - (ii) to vest ownership in fee simple (free of any encumbrance) of the Unit in the Council no later than 21 Business Days after the strata subdivision of the Land referred to in clause 4.4(b)(i).
- (c) The Developer must comply with any reasonable directions given by the Council in respect of the vesting in Council of ownership in fee simple in the Unit, however the decision of whether to provide the Council with the Public Benefit in the form of a Monetary Contribution or vesting of ownership in the Unit will always rest solely with the Developer.
- (d) In addition to the finishes particularised at Schedule 2, the Developer will ensure that a new refrigerator (with freezer compartment), a washing machine and a clothes dryer, are fully supplied and installed in the Unit, and further, that:
 - (i) the washing machine will have a minimum rating of 3 stars for water use efficiency (Water Efficiency Liability and Standards) and a minimum of 4 star energy rating label (old green based label);

- (ii) the fridge/freezer will have a minimum 4 star (new white based label from 2010) or 6 star (under the old green based label) energy label; and
 - (iii) the clothes dryer will have a minimum 4 star energy label (old green based label).
- (e) The Developer must, at its own cost, obtain all approvals and consents from any relevant governmental agencies having jurisdiction over or in respect of the Development.
- (f) The Developer must at its own cost:
 - (i) carry out and complete the Development (including construction of the Unit) in accordance with all approvals and consents relating to the Unit issued by any relevant governmental agencies having jurisdiction over or in respect of the Unit;
 - (ii) ensure that the Development (including construction of the Unit) is conducted in a proper and workmanlike manner so that they are structurally sound, fit for purpose and suitable for its intended use; and
 - (iii) promptly notify the Council of any delays which it experiences in completing the Development (including construction of the Unit).
- (g) The Developer will not alter or amend the location, configuration or specifications of the Unit or any of the finishes, furnishings or fillings of the Unit without Council's prior written approval.
- (h) The Developer must keep Council regularly informed about progress in the Development (including construction of the Unit).
- (i) The Developer must give Council not less than 10 Business Days prior written notice of the date on which the Developer proposes to cause ownership in fee simple in the Unit to be vested in Council.
- (j) The Developer must pay to Council by way of lump sum interest calculated on an amount of \$300,000 at a rate of 8% per annum calculated on daily rests for the period from the date on which ownership in the Unit is required to be vested in Council under clause 4.4(b) until the date on which ownership in the Unit is actually vested in Council if the Developer fails to cause ownership of the Unit to be vested on time. The Developer must pay interest to Council under this clause 4.4(i) on the date on which ownership of the Unit is actually vested in Council (and Council is not required to make any prior demand for such interest).
- (k) If Council notifies the Developer of a Defect in the Unit within the Defects Liability Period, the Developer must remedy that Defect to Council's satisfaction, within a reasonable period of time as allowed by Council. If the Developer fails to rectify any Defect notified by Council within the period allowed by Council, then Council may

rectify the Defect notified to the Developer at the Developer's expense. Council may give the Developer a written notice setting out a reasonable estimate of the costs and expenses likely to be incurred by Council in rectifying the notified Defect and the Developer must pay to Council the sum stated in the notice no later than 10 Business Days after being given such written notice.

5. REGISTRATION ON TITLE

5.1 Land Ownership

The Developer represents and warrants that it is the registered proprietor of the Land.

5.2 Registration of Deed

This Deed is to be registered as provided for in s. 93H of the Act. In this regard, the Developer will, at its own cost:

(a) take all steps necessary and otherwise do anything necessary to procure and ensure that this Deed is registered under the *Real Property Act* in the relevant folio of the Register; and

(b) deliver a title search to the Council confirming registration of this Deed,

no later than 20 Business Days after the date of this Deed.

5.3 Release and Discharge

Council agrees to provide a release and discharge of this Deed with respect to any part of the Land if the Developer requests a release and discharge of this planning agreement (whether in full or part) and:

(a) in the case of a request for a full release and discharge, the Developer has complied with all its obligations under this Deed to Council's satisfaction; or

(b) in the case of a request for partial release and discharge, the Developer has, at the time of the request complied with its obligations under this Deed to Council's satisfaction to the extent that they effect that part of the Land to which the partial release relates.

5.4 Effect of Registration

The parties agree and acknowledge that if any of the Land is subdivided and sold, then all of the obligations of this Deed are jointly and severally binding on, and enforceable against, the owner of each subdivided parcel of land from time to time, on whose title this planning agreement is registered, as if each owner for the time being had entered into this Deed.

6. DISPUTE RESOLUTION

6.1 Not commence

A party must not commence any court proceedings relating to a dispute unless it complies with this clause 6.

6.2 Written notice of dispute

A party claiming that a dispute has arisen under or in relation to this Deed must give written notice to the other party specifying the nature of the dispute.

6.3 Attempt to resolve

On receipt of the notice under **clause 6.2**, the parties must endeavour in good faith to resolve the dispute expeditiously using informal dispute resolution techniques such as mediation, expert evaluation or other techniques agreed by them.

6.4 Mediation

If the parties do not agree within 7 days of the receipt of notice under **clause 6.2** (or any further period agreed in writing by them) as to:

- (a) the dispute resolution technique and procedures to be adopted;
- (b) the timetable for all steps in those procedures; or
- (c) the selection and compensation of the independent person required for such technique;

then the parties must mediate the dispute in accordance with the Mediation Rules of the Law Society of NSW. The parties must request the President of the Law Society of NSW or the president's nominee to select the mediator and determine the mediator's remuneration.

6.5 Court Proceedings

If the dispute is not resolved within 42 days after notice is given under **clause 6.2** then any party which has complied with the provisions of this **clause 6** may in writing terminate any dispute resolution process undertaken under this clause and may then commence court proceedings in relation to the dispute.

6.6 No prejudice

This **clause 6** does not prejudice the right of a party to institute court proceedings for urgent injunctive or declaratory relief in relation to any matter arising out of or relating to this Deed.

7. GST

7.1 Definitions

Words used in this clause that are defined in the GST Legislation have the meaning given in that legislation.

7.2 Consideration is GST exclusive

Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this Deed is GST exclusive.

7.3 GST treatment

If GST is payable in respect of any supply made by a party under this Deed (*supplier*), subject to the supplier providing a tax invoice, the party receiving the supply (*recipient*) will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Deed.

8. ASSIGNMENT

8.1 Binding on successors

Pursuant to s.93H(3) of the Act, upon registration of this Deed in the Register, this Deed is binding on and enforceable against the registered proprietor of the Land from time to time as through that registered proprietor was a party to this Deed.

8.2 Consent

The Developer may assign the rights or benefits of this Deed to any person or entity but must provide written notice to the Council of its intention to do so. No assignment of this planning agreement will take effect until such written notice has been provided to the Council.

9. WARRANTIES OF CAPACITY

9.1 General warranties

Each party warrants to each other party that this Deed creates legal, valid and binding obligations, enforceable against the relevant party in accordance with its terms.

10. GENERAL PROVISIONS

10.1 Entire Deed

This Deed constitutes the entire agreement between the parties regarding the matters set out in it and supersedes any prior representations, understandings or arrangements made between the parties, whether orally or in writing.

10.2 Variation

This Deed must not be varied except by a written document executed by all parties.

10.3 Waiver

A right created by the Deed cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or if any other right of that party.

10.4 Time for doing acts

(a) If:

(i) the time for doing any act or thing required to be done; or

(ii) a notice period specified in this Deed,

expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.

(b) If any act or thing required to be done is done after 5 pm on the specified day, is taken to have been done on the following Business Day.

10.5 Governing law and jurisdiction

(a) The laws applicable in New South Wales govern this Deed.

(b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

10.6 Severance

If any clause or part of any clause in this Deed is in any way unenforceable, invalid or illegal, it is to be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is to be severed from this Deed without affecting the enforceability, validity or legality of the remaining clauses (or parts of those clauses) which will continue in full force and effect.

10.7 No merger

Any right or obligation of any party that is expressed to operate or have effect on or after the completion, expiration or termination of this Deed for any reason, will not merge on the occurrence of that event but will remain in full force and effect.

10.8 Counterparts

This Deed may be executed in any number of counterparts. All counterparts taken together will constitute one instrument.

10.9 Relationship of parties

Unless otherwise stated:

- (a) nothing in this Deed creates a joint venture, partnership, or the relationship of principal and agent, or employee and employer between the parties; and
- (b) no party has the authority to bind any other party by any representation, declaration or admission, or to make any contract or commitment on behalf of any other party or pledge any other party's credit.

10.10 Good Faith

Each party must act in good faith towards all other parties and use its best endeavours to comply with the spirit and intention of this Deed.

10.11 No fetter

Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be a breach of any of its obligations at law and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

No provision in this Deed is intended to, or does, constitute any unlawful fetter of any discretion vested in Council in relation to the exercise of any statutory power. If, contrary to the operation of this clause 10.11, any provision of this Deed is held by Court of competent jurisdiction to constitute an unlawful fetter on any such discretion, the parties agree:

- (a) they will take all practical steps, including the execution of any further documents to ensure the objective of this clause 10.11 is substantially satisfied;
- (b) in the event that this clause 10.11 cannot be achieved without giving rise to unlawful fetter on any such discretion, the relevant provision is to be severed and the remainder of this Deed has full force and effect; and
- (c) to endeavour to satisfy the common objectives of the parties in relation to the provision of this Deed which is held to be an lawful fetter to the extent that is possible having regard to the relevant Court judgement.

In the event of any conflict between the exercise of any discretion and the performance or obligations under this Deed, the former prevails.

10.12 Explanatory Note

The Explanatory Note may be used to assist in construing this Deed.

10.13 Expense and stamp duty

No later than 10 Business Days after being given a demand by Council, the Developer must pay all Council's reasonable legal and administrative costs and expenses in relation to:

- (a) the negotiation, preparation and signature of this Deed; and
- (b) any enforcement of the rights conferred under this Deed

The Developer agrees to pay or reimburse the costs and expenses incurred by Council in connection with the advertising and exhibiting this deed in accordance with the laws relating to planning agreements.

The Developer must pay duty in respect of this deed and transaction arising under this Deed.

10.14 Notices

Any notice, demand, consent, approval, request or other communication (notice) to be given under this Deed must be in writing and must be given to the recipient by being:

- (a) Hand delivered;
- (b) sent by facsimile transmission; or
- (c) mail sent by prepaid ordinary mail within Australia.

The particulars for service of each party are set out at the beginning of this Deed under the heading 'parties'. A party may change the address, facsimile or email number for service by giving notice to the other party. If the person to be served is a company, the notice or other communication may be served on it at the company's registered office.


A notice is given if:

- (a) hand delivered, on the date of delivery;
- (b) sent by facsimile transmission during any Business Day, on the date that the sending party's facsimile machine records that the facsimile has been successfully transmitted;
- (c) mail sent by prepaid ordinary mail within Australia, on the date that is 2 Business Days after the date of posting; or

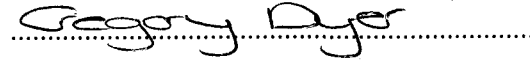
EXECUTED as a Deed

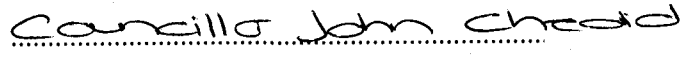
THE COMMON SEAL OF THE COUNCIL OF THE CITY OF PARRAMATTA WAS HEREUNTO AFFIXED THIS 2 DAY OF JULY 2014 PURSUANT TO A RESOLUTION OF COUNCIL PASSED AT ITS MEETING HELD ON THE 23 DAY OF MAY 2011. MINUTE 12373

Executed by Parramatta City Council)
under seal in accordance with a resolution)
of the Council made on [date]:)

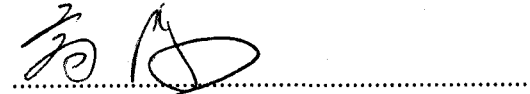

Chief Executive Officer

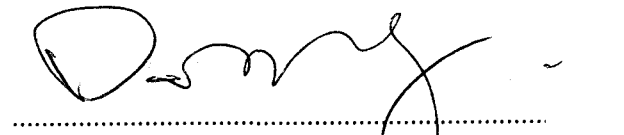

Lord Mayor


Print name of Chief Executive Officer


Print name of Lord Mayor

Executed by Jie Gao and Daisy Ng)
~~Z & WP Investments Pty~~)
LTD ACN 127 583 877 in accordance with)
section 127 of the Corporations Act 2001)
(Cth) by:)
as Attorney for Z & WP Investments)
Pty Ltd pursuant to the power of)
Attorney.)

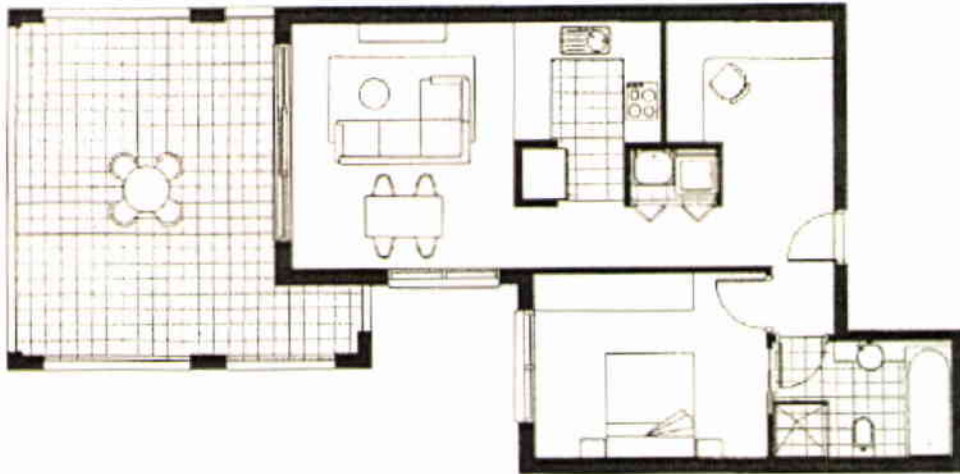

Signature of Director Jie Gao


Signature of Director/Secretary Daisy Ng

Jie Gao
Print name of Director

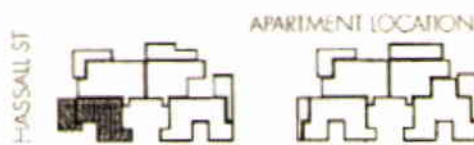
Daisy Ng
Print name of Director/Secretary

Schedule 1 – Plans



9 HASSALL STREET, PARRAMATTA

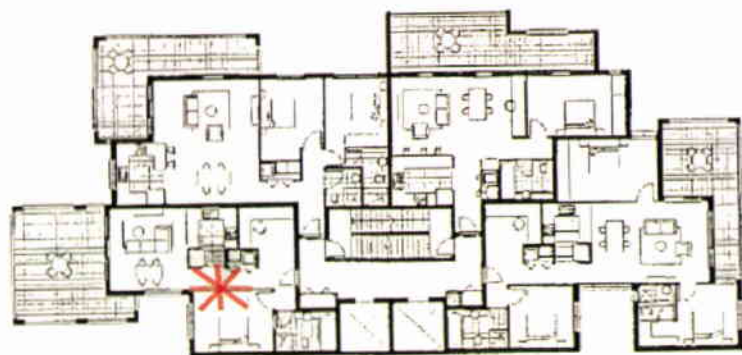
TOWER A
APARTMENT 16,20,24
LEVEL 4-6



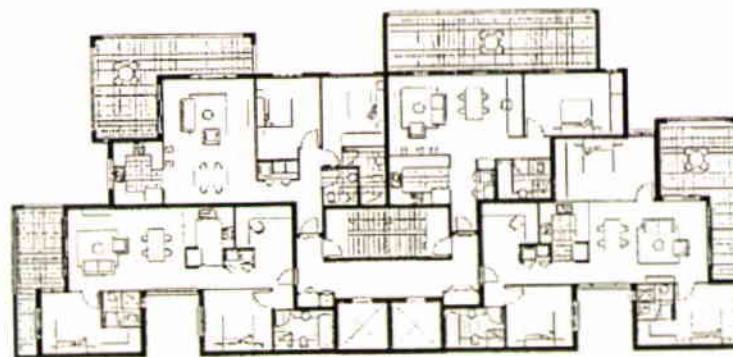
Area	79.9 m ²
Internal	54.5 m ²
External	25.4 m ²
Carspace	0



HASSALL STREET



TOWER A



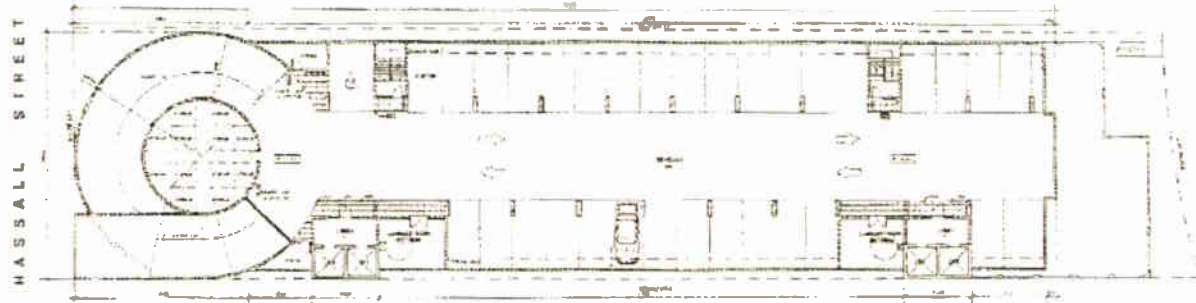
TOWER B

PARKES STREET

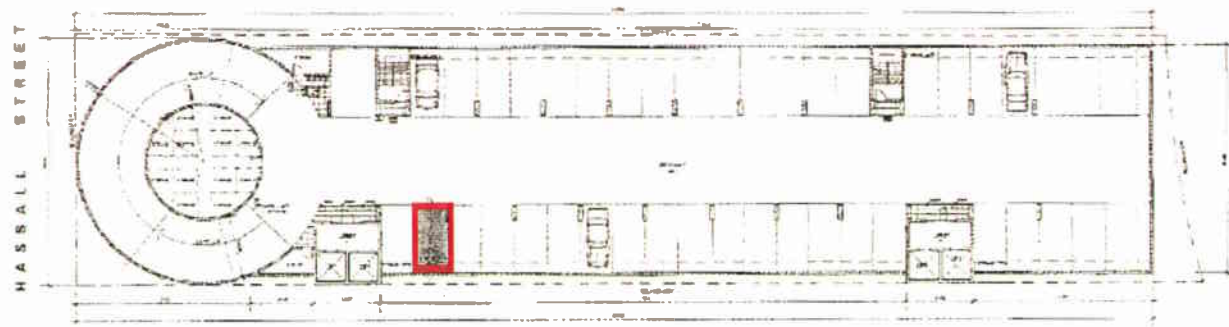


LEVEL 4-6

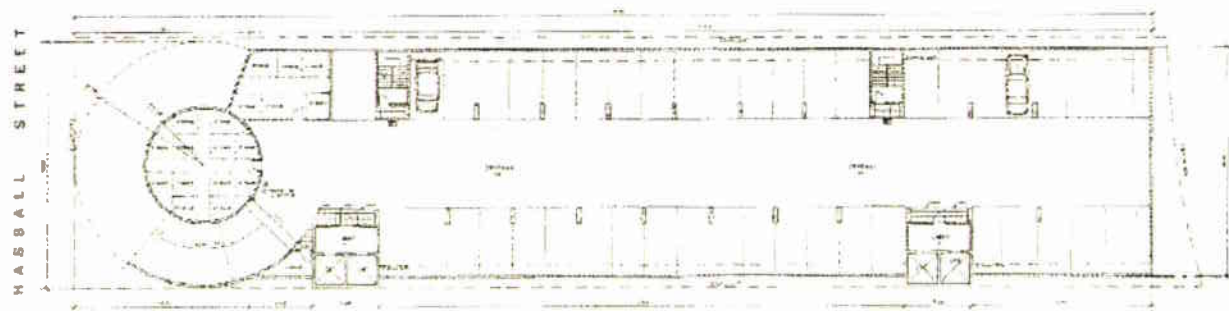
9 HASSALL STREET, PARRAMATTA



① **BASEMENT LEVEL 1**
 33 car spaces



② **BASEMENT LEVEL 2 & 3**
 86 car spaces



③ **BASEMENT LEVEL 4**


Schedule 2 – Specifications

SCHEDULE OF FINISHES

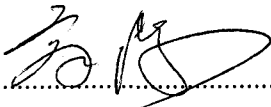
APARTMENTS

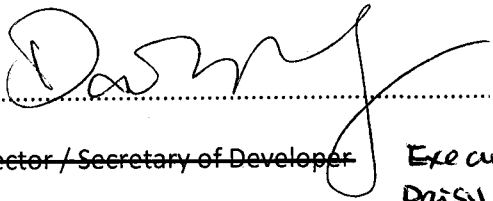
ROOM	COMPONENT	FINISHES
Entry/Hall	External Walls	Pre-finished precast concrete wall panels
	Internal Walls	Plasterboard Lining Typical with Dulux paint finish
	Floor	Polished Porcelain floor tiles
	Ceiling	Dulux painted plasterboard ceiling in white
	Doors	Entrance Door - Solid core doors with painted frame Internal Doors - Painted door with painted steel door frame and skirtings
Living/Dining Room	Walls	Dulux (environmental friendly) painted walls
	Floor	Polished Porcelain floor tiles
	Ceiling	Dulux painted plasterboard ceiling in white
	Lights	Recessed low voltage lighting together with various feature oyster lights
	Doors etc	Painted doors, frame & skirtings
	Windows	Commercial grade, powdercoated aluminium framed clear glass window and sliding doors
	Blinds	Assumed to comprise a combination of vertical and roller blinds
Kitchen	Walls	Dulux (environmental friendly) painted walls
	Floor	Polished porcelain floor tiles
	Ceiling	Dulux painted plasterboard ceiling in white
	Lights	Recessed low voltage down light
	Doors etc	Painted doors, frame & skirtings
	Joinery	High gloss polyurethane joinery with Caesar Stone 20mm benchtop Easy-clean white melamine cupboard interiors
	Splashback	Colourback starphire toughened glass splashback with stainless steel Power outlets
	Appliances	European Stainless steel oven European Stainless steel Gas Cooktop European Stainless steel Range hood European Stainless steel Dishwasher
	Sink	Stainless Steel sink
	Tapware	Chrome
Bedrooms	Walls	Dulux (environmental friendly) painted walls
	Floor	100% quality wool Carpet with gold foam superior underlay
	Ceiling	Dulux painted plasterboard ceiling in white
	Lights	Recessed low voltage lighting together with various feature lights
	Doors etc	Painted doors, frame, & skirtings
	Windows	Commercial grade, powdercoated aluminium framed clear glass window and sliding doors
	Blinds	To comprise a combination of vertical and roller blinds
	Joinery	Built-in wardrobes cabinets with mirrored doors comprising of hanging rails, adjustable shelves and drawers
Ensuite, Bathrooms & WC's	Walls	Full height polished porcelain wall tiles
	Floor	Polished porcelain floor tiles
	Ceiling	Dulux painted plasterboard ceiling in white
	Lights	Recessed low voltage lighting together with various feature lights
	Doors etc	Painted doors, frame & skirtings
	Windows	Commercial grade, powdercoated aluminium framed clear glass window

		and sliding door
	Joinery	High Gloss polyurethane joinery with 20mm Caesar Stone benchtop Mirror above bench vanity cabinet
	Shower Screen	Frameless 10mm toughened clear glass shower screen and door
	Basin	White ceramic
	Bath	White (where baths are provided)
	Toilet suite	White ceramic
	Accessories	Architecturally deigned stainless steel accessories
Laundry	Walls	Full ceramic wall tiles
	Floor	Polished porcelain floor tiles
	Ceiling	Dulux painted plasterboard ceiling in white
	Lights	Recess low voltage lighting
	Doors etc.	Painted doors, frame & skirtings
	Windows	Commercial grade, powdercoated aluminium framed clear glass window (where applicable)
	Dryer	Wall mounted Dryer
	Tub	Stainless steel
	Tapware	Chrome
Roofs Terrace/Balcony	Floor	Outdoor anti-slip porcelain tiles
	Walls	Dulux (environmental friendly) painted walls
	Light	External Soffit Light
	Windows	Commercial grade, powdercoated aluminium framed clear glass window and sliding doors
	Barustrade	Powdercoated aluminium handrail with glass infill
Features	Access system	Access control to main entry, car park, lifts, apartments
	Air Conditioning	Split system with wall mounted cassette unit in living area
	Car park	Security car space
	Electrical	TV point, Pay TV point, telephone point and high speed internet point on living and bedrooms
	Fire Protection	Smoke detection system to all level common areas to authority requirements Individual smoke detectors to each apartment in accordance with authority requirements Sprinkler protection to all levels and to car park levels to authority requirements
	Gas Space Heating	Gas bayonet provided in all living/dining room (heater not supplied)
	Hot Water system	Central hot water system serves to all apartments.
	Lifts	Two security lifts to all levels including basement car park on each tower.
	Video/intercom	Main entry, car park and apartments


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Chief Executive Officer of Council
Greg Dyer


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Lord Mayor of Council
Councillor
Jan Cheald


.....
Director of Developer
Executed by
Jie Gao as
Attorney for
ZAWP Investments Pty Ltd


.....
Director / Secretary of Developer
Executed by
Daisy Ng as
Attorney for
ZAWP Investments
Pty Ltd