

FACT SHEET & FAQs (v.7 140922)

Development Name	Liberty One
Developer	Bensons Property Group Pty Ltd
Vendor	Warde Street Pty Ltd
Development Address	1 Warde Street, Footscray VIC 3011
Website	libertyone.com.au
Number of Apartments	375
Solicitor / Conveyancer	K&L Gates Level 25 South Tower, 525 Collins Street Melbourne VIC 3000 Australia
Architect	CHT Architects
Builder	Hickory Construction
Landscape Architect	Original landscape design by Tract Consultants, CX Landscape to document.
Last 3 Past Projects	Vanguard Apartments - 803 Dandenong Rd, Malvern East Chronicle Apartments - 960 High Street, Armadale Chelsworth Apartments - 1031 Heidelberg Rd, Ivanhoe
Anticipated Completion Date	Last Quarter of 2022
Combinations - which apartments side by side cannot be joined	All units that can be combined are subject to planning and structural engineering approval. Structural and services coordination is also required. <i>Utilise purchaser customisation procedure. Request to be approved by DM on a case by case basis.</i>
Access / Entry Points	Fob or swipe access to the building entrances and lifts to each floor. Programmable remotes to the secure parts of the basement car parking.
Acoustics	Glazing system generally double glazed as required by the BCA. Some apartments will feature three-layered glass to accommodate acoustic requirements; these include most of the North and West-facing apartments from L2 to 23. Internal Tenancy Walls will generally be plastered wall to comply with BCA thermal and acoustic requirements.

<p>Car Park Height Clearance</p>	<p>Entry height into the basement car park will be a minimum height of 2,100mm as per BCA requirements.</p> <p>2,500mm clearance for above designated DDA car space.</p> <p>Car park dimensions, generally: 4,900mm (l) x 2,600mm (w) x 2,100mm.</p>
<p>General Ceiling Heights</p>	<p>Minimum of approximately 2,550mm to bedrooms and living rooms and 2,400mm to wet areas.</p> <p>Bulkheads may be required beneath this minimum ceiling height.</p>
<p>Apartment Specification</p>	<p>The following sections provide information, although where conflict arises, please default to <i>Apartment Specifications – Scheme 1/Scheme 2/Scheme 3 for Liberty One Apartments - 1 Warde Street, Footscray (Contract v.43 – 12-08-21)</i>.</p> <p>Where the information provided below may not provide all relevant details, refer to the Apartment Specification in the Contract of Sale.</p>
<p>Construction Materials</p>	<p>Vertical Structure: Concrete</p> <p>Floors: Carpet, Ceramic tiles, Engineered timber floorboards, Stone tile</p> <p>Thickness of Floors: Generally 200mm - 250mm</p> <p>Car Park: Concrete</p> <p>External walls / façade: Precast concrete panels with render or textured paint finish or render, stone or tile finish</p> <p>Balustrades: Toughened glass balustrade with aluminum frame</p> <p>Balcony Privacy Screens: 1.7m high screen. Aluminum louvred screen or obscure glazing (max 25% transparency) with aluminum frame</p> <p>Entry Doors: Solid-core door</p> <p>Internal Doors: Hollow-core door</p> <p>Common Area Corridors: Carpet</p> <p>Apartment Internal Walls: Plaster board with steel studs</p> <p>Thickness of Internal Tenancy Walls: Generally 204mm subject to final structural design</p>

<p>Interior Finishes, Fixtures & Fittings</p>	<p>There are three pre-selected apartment specification schemes with one pre-selected colour option for apartments under Second Release.</p> <p>Second Release (S.R.) Apartments</p> <ul style="list-style-type: none"> • Scheme 1 – Adopts full size dishwasher and single bowl sink • Scheme 2 – Adopts dish drawer rather than full sized dishwasher and single bowl sink. • Scheme 3 – Adopts full size dishwasher and 1½ bowl sink. <p>COLOUR PALETTES:</p> <ul style="list-style-type: none"> • Impression – Light Scheme
<p>Cupboards / Storage</p>	<p>Wardrobes & storage cupboards laminate finish with minimum 600mm depth dimension.</p> <p>All bedrooms with sliding mirrored doors.</p> <p>All kitchen and wet area joinery to be constructed from minimum 18mm MRMDF with white coloured melamine internally.</p> <p>All joinery cupboard doors to have soft close hinges and all drawers to have full extension metal runners with soft close action.</p>
<p>Kitchen Appliances Warranty</p>	<p>All apartments (except those which are Scheme 2) are supplied with Bosch kitchen appliances with 2 years warranty.</p> <p>Scheme 2 apartments due to discontinued Bosch half-size dishwasher, are supplied with Bosch appliances per above with exception to Fisher & Paykel Single Dish Drawer with 2 years warranty.</p>
<p>Refrigerators and Refrigerator Cavity</p>	<p>Typical refrigerator cavity dimensions – 1,900mm (h) x 800mm (w) x 700mm (d)</p> <p><i>Dimensions might vary - refer to apartment plans</i></p> <p><i>For S.R. Apartments built-in fridge look available as purchaser upgrade option only, at Purchaser's cost, Utilise purchaser customisation procedure. Request to be approved by DM on a case by case basis.</i></p> <p>Option available for all kitchen types.</p>

How thick are the kitchen benches?	20mm edge reconstituted stone slab
Laundry	<p>Facilities: Laundry trough and tapware (where applicable) Connections: Laundry stop taps for washing machine</p> <p>Typical washer/dryer cavity dimensions – 2,400mm (h) x 1,200-1,500mm (w) x 750mm (d)</p> <p><i>Dimensions might vary - refer to apartment plans</i></p>
Light Fittings	LED downlights generally throughout, LED strip lighting in bathrooms and LED strip lighting and pendant in kitchen.
Air-conditioning / Heating	<p>Preferred brand changed to Fujitsu which is provided with 5 years of warranty.</p> <p>Within 1 Star of best available heating & cooling reverse cycle Wall mounted indoor air-conditioning (AC) unit located in the following:</p> <ul style="list-style-type: none"> • 1 Bed & 2 Bed - Living area only • 3 Bed - Living & Master <p>External compressor unit to be located on balconies and generally aligned with the interior wall where the indoor air-conditioning unit is mounted.</p> <p>For S.R. Apartments Wi-Fi enabled for smart phone climate control.</p>
Landscaping	The external common areas at ground level and level 24 will be extensively landscaped.
TV, Telephone & Internet Connections	<ul style="list-style-type: none"> • For S.R. Apartments, Wireless GPO's fitted (Max. 5 per Apt) • 2 telephone points to living and study/master bedroom • Pre-installed TV antenna to living room • Provision for NBN or alternate provider for optic fiber (FTTP) services to living area. • Provision for pay TV to living area
Windows	<ul style="list-style-type: none"> • Double glazing generally proposed to be used throughout windows at Liberty One • Three-layered glass is incorporated in most North and West facing apartments on L2 to 23 • Glass colour to vary in accordance with Council approved materials schedule • Tinted or thickened glass to meet ESD parameters and acoustic requirements • Window and door operation within apartments will be manual

Security	<ul style="list-style-type: none"> • Video and audio security intercom at the pedestrian and car park entries will enable visitors to call from the entry as well as facilitate viewing of visitors from apartments • For S.R. Apartments, Wi-Fi enabled for integration to smart phone app • Sensor driven security lighting to common areas • Programmable remote-control access to parking levels • Fob or swipe card security access to the building and in the lifts to each floor • For S.R. Apartment keyless entry via smart card or similar
Hot Water Service	Hot water will be a serviced centralised hot water system located on the roof with individual metering to each user.
Water Charges – Explanation	<p>Apartments will be individually metered and charged for their cold water usage.</p> <p>Water usage charges for common property facilities will be split between apartments based on their lot entitlements.</p> <p>Hot water will be generated via a centralised serviced hot water system on the roof. The amount of hot water used by each apartment will be measured by individual flow meters from which a charge will be calculated for providing the hot water. This will include a charge for the amount of gas consumed to create the hot water for that apartment and which will be billed to that apartment as well as the amount of cold water consumed to make the hot water.</p>
First Rate/NatHERS Energy Rating	The NatHERS rating of all apartments in the development is 7-star average, 5-star minimum.
Blinds – At Purchaser’s cost (Preferred supplier: Lovelight)	<p>There are two options:</p> <ul style="list-style-type: none"> (i) a Standard Fabric Option (ii) a Premium Fabric Option <p>For each apartment there will be:</p> <ul style="list-style-type: none"> • Single blockout roller blinds to bedrooms • Single sheer roller blinds to all living areas <p>Cost will vary depending on the size of the apartment, the number of windows to be covered and the fabric option chosen.</p> <p>Where blinds are agreed to be provided by the developer at the developer’s cost, if the Standard Fabric Option is selected, the estimated cost payable by the developer is in the order of \$2,000 to \$4,500 depending on the size of the apartment.</p> <p>Warranty – 5 years for hardware system.</p>
Is the building FIRB approved?	Yes
Did the site require any environmental cleanup?	All environment works are complete. A Statement of Environmental Audit is available.
Pets	Allowed in accordance with OC Rules and Residential Tenancies Act.

Visitor Car Parking	No
Storage Cages	379 cages – 1 allocated per apartment located in car park.
Sunset Clause	60 months
Titles	Refer Staged Plan of Subdivision in Contract of Sale.
Additional car spaces or storage cages available for sale	Yes <i>Additional car parks are anticipated in future stages.</i>
On-Site Management	Yes – for both executive serviced apartments stay or long-term rental
Concierge	No
What is the land in front of Liberty One and will my view be blocked by future developments?	<p>The land to the North of Liberty One is 6 & 8 Neilson Place, Footscray.</p> <p>6 Neilson Place previously had a permit however this expired and no longer applicable. We suspect that due to the inefficiencies created by the shape of the land parcel that any development on it is not feasible.</p> <p>8 Neilson Place is a wedge of land owned by Victrack as part of the train reserve and with 20m of the rail tracks where no built form is allowed.</p>
Keyless entry system	<ul style="list-style-type: none"> • Liberty One have the silver base/handle set • The Keyless entry system brochure shows a little white box known as the Wi-Fi-Bridge, please note this is NOT included in the package we are delivering at Liberty One

Common Areas & Amenities

Ground Level	<p>Total common and amenity area on ground, level 4 and level 24 is approximately 1,623m² and comprises:</p> <ul style="list-style-type: none">• Residential Lobby• Executive Serviced Apartment Lobby• One Convenience Supermarket• Four Food & Drink Premises• Building Manager's Office• B.O.H DDA Accessible WC• Loading Bay• Car Park Access• Shared Electric Vehicle Charging Stations (x3)
Level 4	<ul style="list-style-type: none">• Business Centre• Book Share Library
Level 24	<ul style="list-style-type: none">• Indoor Lounge• Indoor Dining & Kitchen Facilities• Medium sized Resident's Gym• Outdoor Cinema• Outdoor Dining and BBQ• Outdoor Yoga Deck• Restrooms• Landscaped Outdoor Areas
Gym Equipment	<ul style="list-style-type: none">• Treadmills• Elliptical Trainer• Upright Bikes• Rower• Multigym equipment offering options of exercises from: Bicep Curls, Lat Pull-downs, Seated Row, Chest Press, Leg Curls, Hamstring Curls, Tricep Extensions etc.• Free weights and medicine balls• Yoga mats and foam rollers

BED BATH CAR MIX SIZE/ SQM PRICE RANGE
ESTIMATED ANNUAL TOTAL OUTGOINGS (excluding usage costs)

1 Bed 1 Bath 0 Car

Size: 50 – 64.7sqm

Pricing: \$350,000 - \$571,840

Total Annual Outgoings Estimate: \$5,800 - \$6,900

1 Bed 1 Bath 1 Car

Size: 50 – 56.5sqm

Pricing: \$385,000 - \$517,100

Total Annual Outgoings Estimate: \$5,900 - \$6,700

1 Bed + Study 1 Bath 1 Car

Size: 59.5 – 64.5sqm

Pricing: \$445,000 - \$492,500

Total Annual Outgoings Estimate: \$6,300 - \$6,500

1.5 Bed 1 Bath 1 Car

Size: 56.5 – 65.5sqm

Pricing: \$430,560 - \$626,700

Total Annual Outgoings Estimate: \$6,200 - \$7,400

2 Bed 2 Bath 1 Car

Size: 68 – 81sqm

Pricing: \$525,000 - \$759,300

Total Annual Outgoings Estimate: \$7,000 - \$8,900

2 Bed + Study 2 Bath 1 Car

Size: 85 – 88sqm

Pricing: \$635,000 - \$720,300

Total Annual Outgoings Estimate: \$8,500 - \$8,900

3 Bed 2 Bath 1 Car

Size: 90 – 90.5sqm

Pricing: \$675,000 - \$902,150

Total Annual Outgoings Estimate: \$8,300 - \$8,700

3 Bed 2 Bath 2 Car

Size: 86.5 – 122.5sqm

Pricing: \$740,000 - \$1,200,000

Total Annual Outgoings Estimate: \$8,400 - \$11,300