

# BUYER FAQ

Please see some Frequently Asked Questions about our apartments as well as some key features of Griffin Group's Hastings development.

## BUILDING

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| When are settlements forecasted?                               | The settlement date can be found on the Griffin Group website. Griffin will contact buyers three months prior to settlements to schedule a defect inspection.  |
| Will my electricity be individually billed?                    | Yes, each apartment will be billed for their individual consumption by the allocated renewable energy provider.  |
| Will purchasers have an allocated car bay within the building? | As a resident you have your own allocated car bay, this development features both tandem parking bays and single parking bays. To find your car bay allocation please speak to the Griffin Group Sales Representative.   |
| How do I let guests into the building?                         | Guests can be granted access to the building via the intercom found within your apartment.   |
| What is Strata?  | <p>A strata building, such as this one, is when individuals own a portion (called a "lot") within a complex. Residents also own a share in the common (or communal) property, along with the other owners. There are a standard set of rules for the building, called By-Laws, which make sure that all the people living there do so with respect to others and guide you through what is allowed, or what may require approval from the other owners. An Owners Corporation Manager (or OC Manager) is engaged to assist all the owners in managing the building in regards to maintenance, cleaning, approvals, as well as managing any disputes that may arise between owners.</p> <p>There a number of sources available online which can provide further information on how strata buildings work.</p> |

## ELECTRICAL

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| NBN / Telephone / Data | The building will be provided with infrastructure as specified by NBN Co. (Connection and subscription fees payable by owner). |
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## INTERIOR

What is the ceiling height?	Generally ceiling heights are 2.7m high in living areas and 2.4m high in bedrooms and bathrooms. Check the architectural plans for exact ceiling heights in all areas of your apartment.
Is there an integrated dishwasher?	Yes, there is a 60cm fully integrated dishwasher.
Are the windows double glazed?	Yes. All Griffin developments have double glazed windows and sliding glass doors. When double glazing is not able to be used, acoustic rated glass is used instead. This provides complete sound proofing providing a peaceful sanctuary inside your apartment.
Is there plumbing provided for a water filter fridge?	Provision for a plumbed in fridge is not provided as standard due to varying personal preferences between buyers, but can be requested by way of variation prior to the first floor concrete slab being poured.

## COMMUNAL AREA

Is there visitor parking?	No, there are no visitor parking bays within the complex.
Who maintains the building and communal gardens?	The OC Manager will maintain and manage the communal areas within the complex.
Where are the rubbish bins located and how are they managed?	A bin store can be found within the basement of the complex. The OC Manager will engage a contractor to place all the bins on the street prior to bin day and return the bins to the bin store.
Are pets allowed within the complex?	An occupier is permitted to have pets, subject to the terms of the building by-laws. A copy of the by-laws can be provided upon request.
Are the provisions for EV Car bays & E-bike provisions?	Provisions for future installation of EV chargers has been allowed for with isolators to columns.
Is gas supplied to building?	Griffin's dedication & commitment to sustainability subsequently means our developments do not utilise gas.

*\*Buyer FAQ is correct as of October 2024 and is subject to change.*