

# CLAREMONT

RESERVE | GRANDSTAND

by mirvac

## Frequently Asked Questions

### Design and Construction

#### **What is the vision for the Claremont on the Park precinct?**

Claremont on the Park is set to be home to more than 750 new dwellings boasting a lively mix of residences and terraces, retail plazas, cafes and offices, all linked via intimate streetscapes, pedestrian lanes and cycle ways.

Ideally located in close proximity to the Fremantle Train Line and Claremont Quarter shopping precinct, Claremont on the Park will redefine apartment living in Perth's western suburbs.

#### **What is the design vision for Claremont by Mirvac?**

Claremont by Mirvac has been designed by award winning architects Mirvac Design, boasting over 40 years of experience designing residential apartments. The development features striking architectural lines that echo the curvature of the iconic Claremont Oval across two stunning buildings, Reserve and Grandstand.

At Mirvac, quality and materiality is key, with both buildings featuring a suite of sandstone cladding, timber look panelling and artistically designed sun screens creating visually appealing facades from every angle.

#### **How many residential apartments are in Claremont by Mirvac?**

There are 233 residential apartments across Claremont by Mirvac. The apartments are comprised of one, two and three-bedroom apartments along with an exclusive range of double storey terrace residences.

#### **When is completion expected?**

Claremont by Mirvac is forecast to complete in late 2018.

#### **How many visitor car parking spaces are provided?**

There are 39 visitor bays as per the Town of Claremont's requirements. All visitor bays are located within the underground basement.

#### **What security measures have been included within the development?**

Resident only areas including the secure zones of the underground basement will be accessible via swipe card promoting safety and security. CCTV cameras will be located at all basement and lobby entries.

#### **Are there any common facilities within Claremont by Mirvac?**

Yes – a resort style roof terrace (located on Level 6 of Reserve) will include a freestanding fire pit and stylish dining area equipped with a built-in kitchen, BBQ and fridge. Both Reserve and Grandstand will also feature private internal courtyards boasting an abundance of hard and soft landscaping for resident enjoyment.

Further, Claremont by Mirvac is surrounded by an abundance of local amenity including the Claremont Aquatic Centre, Claremont Golf Course, Tennis Club and a brand new 24-hour Revo Fitness gym.

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## Strata

### **Are the Grandstand and Reserve buildings going to be two separate Strata schemes?**

No. The Grandstand and The Reserve will be a single staged strata.

### **What are the strata fees I can expect?**

Strata levies cover items such as building insurance, strata management fees, common area cleaning and maintenance and common area utilities such as electricity and water usage.

Initial annual strata levies for apartments in Claremont by Mirvac range between:

#### **Grandstand**

1 Bed - \$350 - \$450 per quarter

2 Bed - \$450 - \$725 per quarter

3 Bed - \$750 - \$875 per quarter

#### **Reserve**

1 Bed - \$360 - \$430 per quarter

2 Bed - \$450 - \$625 per quarter

3 Bed - \$815 - \$1,100 per quarter

### **Am I allowed to keep a pet in my apartment?**

Yes, residents of Claremont by Mirvac may keep without approval; a fish in an enclosed aquarium, 1 caged bird, 1 small dog under 15kg (at maturity) or a cat.

## Contract

### **Are prices negotiable?**

No, Mirvac operate under a fixed pricing scheme applicable for all apartments at Claremont by Mirvac.

### **Can I make an offer subject to finance?**

Off-the-plan sales contracts are unconditional and subject to finance offers are therefore not accepted.

### **How much is the deposit and when is it due?**

A 10% deposit is required to secure your apartment and payment is due within 21 days of signing a contract. The balance of the purchase price is due at settlement.

### **Can I use a Bank Guarantee or Deposit Bond to pay for my deposit?**

Yes, Mirvac will accept a bank guarantee or deposit bond on certain terms; these include the provider being on the list of Mirvac acceptable providers. Conditions apply; ask a Mirvac Sales Consultant for more information.