

COMMON QUESTIONS

What makes the ParkVue Pavilions development different?

Named after its tree-lined backdrop, ParkVue Pavilions' Reserve Series town homes provide high-end home options with: -

- Large open plan living and dining areas that integrate seamlessly with stunning kitchens
- Second kitchen dining/seating options with stone benchtops including under space seating
- Bedrooms that are larger than average with main bedroom able to house a king-sized bed whilst including walk in wardrobes and large attached bathrooms
- Downstairs living areas that are beautifully tiled while upstairs bedrooms are carpeted, the preferred option in Australia.
- Airconditioning is included to living areas, as main bedrooms and upgrade options available for additional bedrooms
- Double lock-up garage and separate laundry
- Large private outdoor tiles & covered patios for entertaining
- Architecturally designed floor plans to capture natural light & flow through ventilation.

Will ParkVue Pavilions have a caretaker/property manager?

YES! Living on the site, means residents can enjoy superbly kept facilities and surrounds.

LOCATION

Why would I buy in Oxley?

ParkVue Pavilions is located just 12km from the heart of the Brisbane CBD and offers an abundance of amenities. State & private Schools are within 1km away, district & regional shopping centre options are on your doorstep, as well as plenty of leisure possibilities at your fingertips.

A well-established neighbourhood with a comprehensive range of transport provisions including train.

The suburb of Oxley is also known for its recent years of extensive capital growth which is just another reason why ParkVue Pavilions is the perfect place to call home.

How large is the site?

22,780m²

Can the nature reserve be built out?

There is a Vegetation Management Plan over the nature reserve which means this can never be built out.

COMMOM PROPERTY

What are the common property facilities?

A recreational area comprised of resort style pool, BBQ and furnished dining areas.

What size is the pool?

13m long x 5m wide/long side.

Is the pool heated?

No.

Is there visitor parking?

Yes, there are 15 visitor car parks located throughout the site.

Who maintains access roads?

The Body Corporate.

FIXTURES, FITTINGS & FINISHES

Are fly screens standard?

Yes, to all openable windows and doors.

Is there power in the garage?

Yes.

How are wardrobes fitted out?

Combination of shelves and hangers in a modular format.

When upgrading the timber flooring, will the timber stairs match?

No, but it will be aesthetically compatible.

Are the bathrooms tiled?

Yes, tiled to floor, skirting, bath surrounds and shower.

Will the courtyards be turfed?

There will be a combination of turf and landscaping. It will also be pet friendly.

TECHNOLOGY

Can I install cable tv like Foxtel?

Yes, upon settlement you can arrange for Foxtel connection. Foxtel cabling will be installed by the developer.

Will my townhouse have fibre optic cable for NBN (National Broadband Network) connection?

Yes, the site will be NBN ready.

Does the location have NBN?

Yes

CONSTRUCTION

What are the dividing walls between townhouses?

Cyprock Shaft Liner Panels, which are 25mm thick sheets with a glass Fibre reinforced gypsum core encased in heavy duty linerboard. These panels are fire grade with exceptional acoustic insulation properties and are used in gyprock commercial wall and ceiling systems where a high fire rating or high acoustic performance is specified.

How do balconies drain?

Balcony water falls to the front external edge.

Is there a step to balconies and bathrooms?

Yes, ranging between only 20mm – 40mm.

Are there provisions for solar?

Allowed according to body corporate.

What height are the dividing fences?

Fence height is between 1600mm and 1800mm.

SECURITY

Are there security screens?

As per upgrade schedule.

INVESTMENT

What makes buying a townhouse in Oxley a good investment choice?

There are currently limited townhousing options in Oxley. Oxley mainly consists of established houses rather than high end townhouses. There is nothing else like ParkVue Pavilions.

Who will manage my townhouse if I'm an investor?

The Onsite Manager.

Can I manage my own townhouse if I wish?

Yes.

What rent can I get?

Refer to the real estate agent's rental assessment.

Will there be too many investors?

On the contrary, most of the buyer have been owner occupiers intending to move in themselves on completion. This creates a wonderful investment opportunity.

DEVELOPMENT TEAM

Who is the developer and what other projects has the developer completed?

Refer to "About the Developer" here:

www.unisonprojects.net.au

Who is the builder?

Refer to "About the Developer" above.

How do I buy one?

1. SELECT THE TOWNHOME OF YOUR CHOICE.
2. PAY AUD\$1,000 RESERVATION.
3. APPOINT A QUEENSLAND LAWYER TO REPRESENT YOU.
4. APPLY TO THE AUSTRALIAN GOVERNMENT IF A FOREIGN BUYER, FOR PERMISSION TO PURCHASE, AND PAY THE GOVERNMENT FEE.
5. SIGN THE SALES AND PURCHASE AGREEMENT AND PAY THE BALANCE OF 10% DEPOSIT.
6. APPOINT A PROPERTY MANAGER IF RENTING IT OUT.
7. ON COMPLETION PAY THE REMAINING 90%, BY WAY OF CASH, OR CASH AND FINANCE
8. PAY YOUR LEGAL FEES AND GOVERNMENT STAMP DUTIES.

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