THECHARLOTTE WODENVALLEY

O2/ THE CHARLOTTE

> 10/ LOCATION

24/ RESIDENCES

46/ INCLUSIONS

> 62/ TEAM



NATURALLY SOPHISTICATED

At The Charlotte, discover lush urban living in a precinct that breathes, alive with verdant landscaping and deep planted trees. Well-appointed one, two and three-bedroom apartments deliver abundant natural light and oversized balconies, perfectly oriented for spectacular views.

Designed for comfort in every season, The Charlotte offers many corner apartments, with maximised floorplans, cross ventilation, and a focus on natural materials.







THE CHARLOTTE IS
YOUR PRIVATE OASIS
OF CALM, A SANCTUARY
CRAFTED TO ELEVATE
YOUR COMFORT AND
EVERY EXPERIENCE.

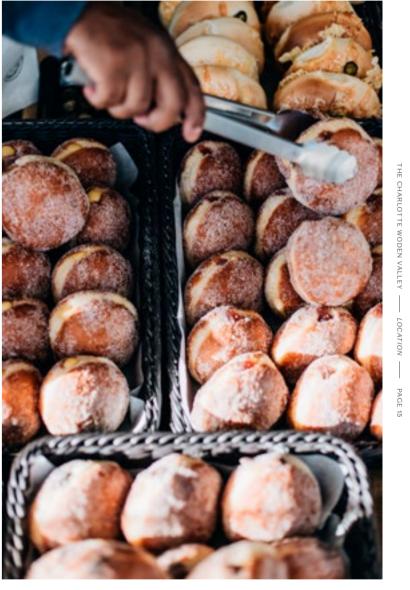








THE CHARLOTTE CONNECTS WITH NATURE AND THE RICH FABRIC OF WODEN.





OPPOSITE OAKEY HILL
TOP EDDISON PARK
MIDDLE SOUTHSIDE FARMERS MARKET
BOTTOM MARIST COLLEGE CANBERRA











OPPOSITE BELLUCI'S
TOP BRODBURGER
MIDDLE WESTFIELD WODEN
BOTTOM SOUTHSIDE FARMERS MARKET

0 / 08 9 4 58 59 60 57 LYONS THE CHARLOTTE 43 Lutana St

LOCATION

RETAIL

- I Woden Westfield
- 2 Coles δ Woolworths
- 3 Southside Farmers Market
- 4 Spice Market

FOOD

- 5 Stand By Me Cafe
- 6 Space Kitchen
- 7 Urban Bean
- Espresso Bar
- 8 Belluci's Italian
- 9 Daana
- IO Hellenic Club
- of Canberra
- II Manolos on Botany
- 12 Lava Espresso
- 13 Hansel & Gretel Coffee
- 14 The Alby
- 15 Mavi
- 16 Southern Cross Club
- 17 Red Brick Cafe
- 18 My Gourmet Delights
- 19 Homes Ground Cafe
- 20 Little Garran
- 21 Wheat δ Oats
- 22 Coffee Cafe
- 23 Lava Espresso
- 24 Grease Monkey
- 25 A Bite To Eat
- 26 Wattle Snack Bar
- 27 No. 1O Bar δ Restaurant
- 28 Woden Asian Noodle House

AMENITIES

- 29 Canberra Hospital
- 30 Canberra Golf Course
- 31 Echo Playground Lyons
- 32 Philip Swimming δ Ice Skating Rink
- 33 Pure Zen Flotation
- 34 Stellar Canberra
- 35 Cataldo's Salon
- 36 New Light Rail Stations
- 37 Chifley YMCA
- 38 Chifley Playground
- 39 Chifley Oval
- 40 National Capital
- Private Hospital
 41 I-MED Radiology
 - Network
- 42 Ochre Medical Centre43 CALMS
- 44 Philip Medical δ
- Dental Centre
 45 HIIT Republic
- 46 Club Lime Woden
- 47 Club Lime Curtin
- 48 Fernwood Fitness
- 49 Anytime Fitness
- 50 Club Lime Philip
- 51 Flames Fitness
- 52 Crossfit Woden
- 53 F45 Training Philip
- 54 Canberra Southern Health Club

EDUCATION

- 55 Lyons Early Childhood School
- 56 Canberra College Woden Campus
- 57 Marist College
- 58 Curtin Primary School
- 59 Pinnochio Early Learning
 Centre
- 6O Holy Trinity Primary School6I Wonderschool Early
- Learning Centre
- 62 Garran Primary School
- 63 St Peter & Paul Primary School
- 64 Hughes Primary School

TARGETED PROJECT TIMELINE



WHAT TO DO AFTER CHOOSING TO BUY YOUR PROPERTY OFF-THE-PLAN

After researching the location, inspecting the quality of design and analysing the floor plans, the search is finally over. You've found your new home or investment property -CONGRATULATIONS!

1. INSTRUCTION TO PROCEED & INITIAL DEPOSIT

TO ENSURE THAT NO ONE ELSE CAN PURCHASE YOUR PROPERTY...

YOU NEED TO







Pay an initial deposit of \$1,000.

THIS MEANS





Your property is removed from the market for 21 days.

2. YOUR CONTRACT-REVIEW, SIGN & EXCHANGE

THE CONTRACT OF SALE WILL BE SENT TO YOU OR YOUR SOLICITOR FOR YOU TO SIGN AND EXCHANGE WITHIN 21 DAYS.

YOU NEED TO



Exchange contracts with the seller.

UPON EXCHANGE



Pay 5% balance of the purchase price by 3I December 2022 (minus \$1,000 deposit). The contract is now legally binding.

IF YOU EXCEED 21 DAYS



Let us know if there is likely to be a delay, otherwise someone else can buy your property.

3. FINANCING YOUR PROPERTY

SPEAK TO YOUR FINANCIER PRIOR TO THE EXCHANGE

You can exchange contracts without pre-approved finance, but we encourage you to speak with your financier about your borrowing capacity.

CONTACT YOUR LENDER







Organise your finances 3 months prior to settlement.

VALUATION





The bank will let you know if the property requires an independent valuation.

4. SETTLEMENT

ONCE THE BUILDING IS COMPLETED, A CERTIFICATE OF OCCUPANCY IS ISSUED AND THE TITLES ARE REGISTERED.

WE'LL CONTACT YOU...



To arrange a pre-settlement inspection of your property.



To notify you of the settlement date (typically 14 days later).

THE LAST STEP



The key to your brand new property is yours!

WODEN IN FOCUS





CANBERRA VACANCY RATE



OF HOUSEHOLDS IN **WODEN ARE RENTED**



AVERAGE UNITS ASKING RENT IN WODEN, UP 13% YEAR ON YEAR



CANBERRA UNIT RENTAL YIELD

SPECIALTY STORES AT

WESTFIELD WODEN





IS BEING SPENT ON WODEN INFRASTRUCTURE INVESTMENT



15 MEDICAL CENTRES, ALLIED HEATH SERVICES AND CANBERRA HOSPITAL



POPULATION IN WODEN



MEDIAN AGE IN WODEN

CANBERRA HOSPITAL

The Canberra Hospital Expansion will increase the importance of Woden Valley as a hub for health services, making it a more desirable location for ACT's older population and healthcare workers. The new 40,000sqm facility will assist in meeting the needs of a growing city and support the local labour force, creating 500 jobs through construction alone. Completion expected in 2024.

CONNECTED

Urban transformation triggered by the ACT Government's light rail investment will drive the future development and amenity of Woden Valley. DEMOGRAPHIC OF WODEN VALLEY

75% families 20% couples 5% other











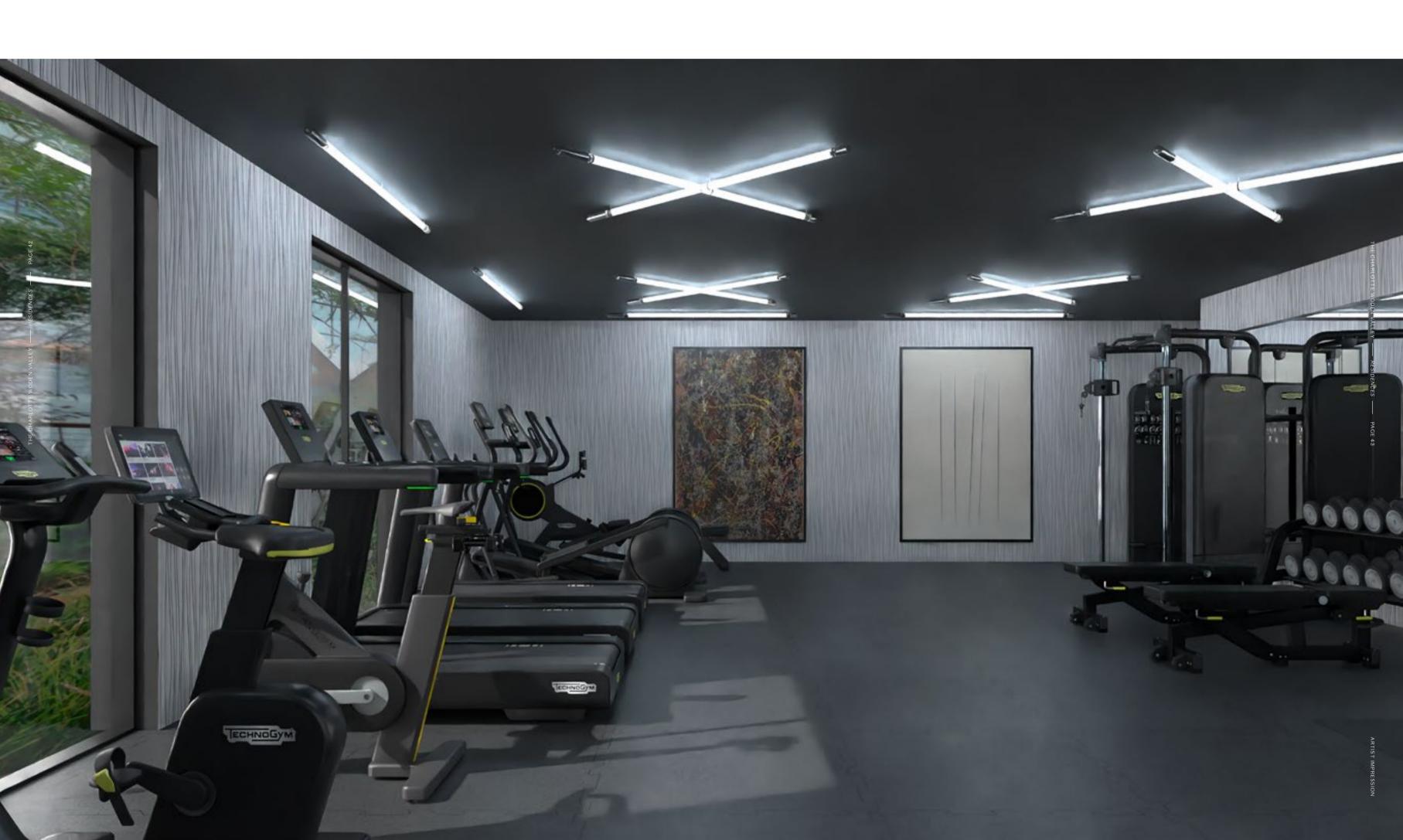








The Charlotte gym will house the Skill Line by Technogym, created side by side with research institutes and renowned universities. The Skill Line equipment is designed to help users achieve peak performance and brings the latest developments in biomechanics and training methods for sports precision training.





DOMA consistently chooses Technogym as it is a world leader in products and digital technologies for fitness, sport, health and wellness. The Technogym ecosystem of connected smart equipment, digital services, ondemand training experiences and apps—allow every user to access a personalised training experience that surpasses any other gym product on the market.





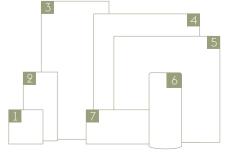




WARM PALETTE

- I. Paint finish White
- Metal feature joinery White
 Timber laminate floor Brushed oak natural

- 4. 2PAC joinery White
 5. Porcelain tile Terrazzo-look
 6. 100% wool carpet Ghost gum
 7. Reconstituted stone Fresh concrete



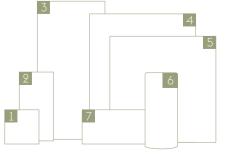




CALM PALETTE

- I. Paint finish White
- Metal feature joinery White
 Timber laminate floor Mountain oak black

- 4. 2PAC joinery Grey
 5. Porcelain tile Terrazzo-look
 6. 100% wool carpet Ghost gum
 7. Reconstituted stone Fresh concrete



INCLUSIONS

COMMON AREAS	S, FINISHES & BUILDINGS SERVICES	GENERAL UNIT IN	CLUSIONS
STRUCTURE	Reinforced concrete, pre-cast concrete, masonry, steel	ACOUSTIC	Common walls and party walls to NCC requirements
EXTERNAL WALLS/ FAÇADE	Reinforced concrete (off-form and painted finish) / glazing / solid aluminium panel / brickwork (painted and face finish) / render and other finishes to Architect's design	THERMAL/ENERGY EFFICIENCY	Common walls and party walls to NCC requirements
		FIRE RATING	Common walls and party walls to NCC requirements
FLOORS	Reinforced concrete slab	INTERNAL WALLS	Plasterboard and paint finish to Architect's
ROOF	Metal roofing, insulation to ceiling of all top floor units as required by the National	CEILING FINISH	detailed design Exposed concrete ceiling to living area
Construction Code (NCC) CORRIDORS & LOBBIES Floor and wall finish, lighting and features to Architect's detailed design		CELLINGTINIST	only (see list of excluded units in additional notes), suspended plasterboard with
LANDSCAPING	To Landscape Architect's detailed design		square set joints to kitchen, bathrooms and bedrooms, paint finish to Architect's
LIFTS	Lifts servicing all floors and basements as		detailed design
LETTER BOXES	shown on Level Plans One (1) x lockable letterbox per unit located near building entry On-site secure parcel lockers located near building entry, service fees billed to Body Corporate and apportioned between units according to final unit entitlements	EXPOSED SERVICES	Exposed fire services to living (and if required, balcony), finish to Architect's detailed design
		WINDOWS/EXTERNAL SLIDING DOORS	Aluminium framed window and sliding door sections. Double glazed windows to meet minimum energy efficiency requirements to NCC requirements
FIRE SERVICES	Common areas and car parking levels as required by the NCC. Fire sprinklers to NCC requirements. Detection system to residential units comprising smoke alarms and sound alert system as required by the NCC and ACT Fire Brigade	ELECTRICAL SERVICES	Usage of each unit separately metered by and connected to Supply Authority electricity service with a meter installed
		WATER & SEWERAGE	Water and sewerage supply to each unit by Icon Water
WASTE DISPOSAL	Garbage chutes for general rubbish and recycling on each floor. Supply of refuse bins and recycling bins to garbage and waste holding rooms and waste management are the responsibility of Body Corporate	HOT WATER	Centralised gas hot water system. Usage billed to Body Corporate and apportioned between units according to final unit entitlements
		STORAGE	One (1) x non-waterproof storage compartment on car parking levels
		AIR-CONDITIONING	Ducted reverse-cycle system with diffuser to living and bedroom(s) (where shown on plan), condenser on balcony
ACCESS CONTROL		CAR PARKING	Allocated on-site secure car park as per Carparking Allocation Plan
ACCESS CONTROL	Access control system including programmable proximity reader for floor-by-floor lift control and access to communal areas	BICYCLE STORE	Access to common property bicycle store on ground floor
VISITOR ACCESS	Audio intercom to unit at ground floor entry lobby		
KEYS	Each unit will be provided with 2 x front door keys		
CARPARK ENTRY	Each unit will be provided with 2 x FOB		

remotes for carpark entry



INCLUSIONS

COMMUNICATION	IS & DATA SERVICES	ENTRY & LIVING/I	DINING ROOM
FIBRE	The building will be provided with a fibre backbone. Each unit will be provided with	ENTRY DOOR	Solid core, paint finish to Architect's detailed design
	a Network Termination Device and active fibre connection for move-in ready internet	LIGHTING	Lighting to NCC requirements and Architect's detailed design
FREE TO AIR TV	capabilities Pre-wire and connection to Free-to-air TV	FLOOR	Timber-look laminate flooring as per Colour Selection
	in Living Room and Master Bedroom	POWER	Four (4) x Double GPOs
PAY TV	Buyer/occupant may enable PayTV subscriptions over buyer/occupant's wireless internet connection		
		KITCHEN	
BALCONY		LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Raised pavers on pad mounts	FLOOR	Timber-look laminate flooring as per Colour Selection
CEILING	Finish to Architect's design	POWER	Two (2) x Double GPOs
LIGHTING BALUSTRADES	Surface mounted light fitting to Architect's design To NCC requirements and Architect's	POWER	One (1) x Single GPO for refrigerator cavity One (1) x Single GPO for microwave cavity Power to kitchen appliances as required
BALOSTRADES	detailed design, which may include framed glass (clear and/or tinted), metal balustrade, concrete upstand with paint finish, brick, or a combination of any	BENCHTOP	Reconstituted stone benchtop as per Colour Selection
		SPLASHBACK	Reconstituted stone half-height splashback as per Colour Selection
		JOINERY DOORS	Finishes as per Colour Selection and to Architect's detailed design
LAUNDRY		JOINERY CARCASS	Melamine – water resistant board
		JOINERY HANDLES & HARDWARE	Handles to Architect's detailed design
DRYER	Wall-mounted dryer – white	SINK	One (1) x undermount stainless steel single
WASHING MACHINE	Front-loading washing machine – white		bowl to 1-Bed units
JOINERY	External joinery doors (where shown on Unit Type Plan) to Architect's detailed design		One (1) x undermount stainless steel 1.5 bowl to 2-Bed and 3-Bed units
LIGHTING	Lighting to NCC requirements and	TAPWARE	One (1) x kitchen sink mixer
FI 00D	Architect's detailed design	OVEN	SMEG 60cm Classic Thermoseal Oven 8
FLOOR	Tiled as per Colour Selection		Function SFA562X2
POWER WALLS	Two (2) x Double GPOs Plasterboard with paint finish and	COOKTOP	SMEG 60cm Touch Control 4-Zone Ceramic Cooktop SE364TDAU
**ALLJ	skirting tile	DISHWASHER	SMEG 60cm semi-integrated dishwasher
WATER	One (1) x cold water washing machine cock		DWAI6214X2
SINK	Single bowl laundry tub δ cabinet	RANGEHOOD	Externally ducted – concealed under
LAUNDRY TAPWARE	One (1) x sink mixer		cupboard
VENTILATION	Mechanical ventilation to NCC		

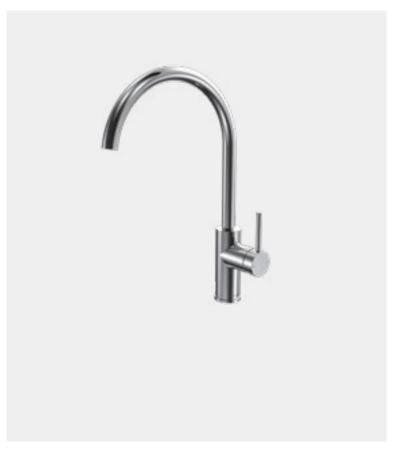
requirements











INCLUSIONS

BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)		BEDROOMS TWO & THREE (WHERE APPLICABLE)	
LIGHTING	Lighting to NCC requirements and Architect's detailed design	LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiled as per Colour Selection	FLOOR	Carpet as per Colour Selection
POWER	One (1) x Double GPO	POWER	Two (2) x Double GPOs (2 x either side of bed)
WALLS	Full-height tiles to shower, half height tiles to hob, skirting tile elsewhere to Architect's detailed and as per Colour Selection	WARDROBE (R)	To Architect's detailed design and as per Unit Type Plan, including shelves and removable hanging rails (except for walk-inrobes "WIR")
TOILET SUITE	One (1) x back-to-wall suite with soft close		
VANITY BASIN	One (1) x wall mounted vanity with integrated basin and single drawer		
SHAVING CABINET	One (1) x mirrored shaving cabinet above vanity	ADDITIONAL NOTES	
VANITY TAPWARE	One (1) x basin mixer		
SHOWER MIXER	One (1) x shower mixer	to 1510 inclusive are expressly exclude from having exposed soffits to living	Units 902 to 905 inclusive, and units 1501
SHOWER HEAD	One (1) x hand-held shower head on sliding rail		. ,
TOILET ROLL HOLDER	One (1) x toilet roll holder		1501 to 1510 inclusive will have painted
TOWEL RAILS	Two (2) x single towel rails	plasterboard cei joints throughou kitchen, bathroo	plasterboard ceilings with square set
ROBE HOOK	One (1) x robe hook		joints throughout (including living, dining, kitchen, bathroom, bedroom), paint finish to
SHOWER SHELF	One (1) x shower shelf		
SHOWER SCREEN	Semi-frameless glazed screen to Architect's detailed design	COLOUR SELECTION	Architect's detailed design. There are two (2) colour schemes the Buyer may select from. If the Buyer does not make a selection within 3O days of the Contract Date, the Seller may make the selection on the Buyer's behalf.
VENTILATION	To NCC requirements		
MASTER BEDROOM		MATERIALS	Buyers agree and acknowledge that the finishes proposed for use in the units may include materials such as reconstituted stone
LIGHTING	Lighting to NCC requirements and Architect's detailed design	materials r vary from t	and timber-look laminate flooring. These materials may display characteristics which
FLOOR	Carpet as per Colour Selection		vary from the samples shown to the Buyer at
POWER	Three (3) x Double GPOs (2 x either side of bed, 1 x opposite end of bed)	FITTINGS & FIXTURES	any time due to the nature of such materials. Light fittings, GPOs, intercom system, TV/
WARDROBE (R)	To Architect's detailed design and as per Unit Type Plan, including shelves and removable hanging rails (except for walk-inrobes "WIR")		data outlets, telecommunication outlets and bathroom accessories are subject to detailed Architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design.
		SUBSTITUTION	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.

















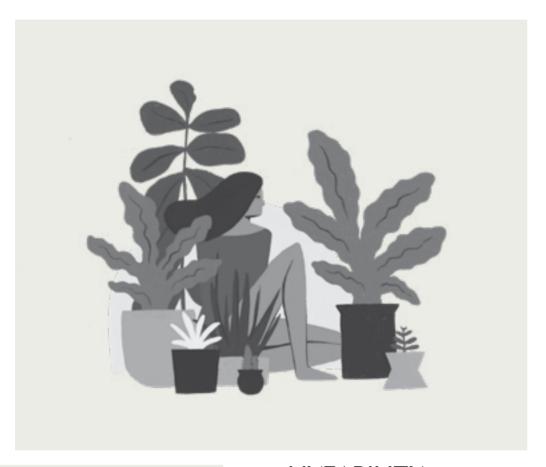




THE CHARLOTTE **PHILOSOPHY**

SUSTAINABILITY

- Rain water tank for irrigation to landscaped areas.
- Double glazing for thermal comfort.
- Energy-efficient appliances and lighting, including:
- **\SMEG** appliances
- \ Motion sensor lighting in communal areas and lobbies
- Water-efficient tapware and toilets, average 4-star WELS rating.
- Gas central hot water system.
- Minimum EER 6.





LIVEABILITY

- High ceilings: With exposed soffits in living areas, apartments will always feel spacious and inviting.
- Glazing: Extensive glazing and large openings onto terraces and balconies help connect you to the outdoors, increasing the liveability of the space.
- Storage: All apartments have secure and accessible storage cages.
- Orientation: The masterplan shows each of the proposed buildings on the site being situated on each of the corners to maximises building separation giving all residents extra privacy and space.
- Layouts: Each apartment layout is carefully considered to ensure the apartment is functional, liveable and comfortable even when personalised with multiple types of furniture configurations.

AMENITY & COMMUNITY

- Natural light and ventilation.
- Communal Space: Each resident will have access to a 20m lap pool, bike storage, recreational podium, gym.
- Proactive Owners Corp: We care about our building beyond settlement and handover. We will continue to treat it and its residents with the respect they deserve.
- Pet friendly: Pets are a wonderful addition to any home. As such, OC Rules have been prepared with pet ownership in mind and we have invested in durable surfaces.



QUALITY & DETAILS

- -Structure: Prior to construction we commission an independent engineering review of the structural design to ensure structural integrity and quality in design which at a minimum complies with the National Construction Code and the relevant Australian Standards.
- Fire Separation: During construction we require our builder to commission independent inspections of all passive fire separation elements in the building.
- -Waterproofing: During construction we require our builder to complete site water pressure and flood tests of façade, balcony and all wet areas throughout the building to ensure the initial success of all waterproofed areas.
- Acoustics: Prior to completion we require our builder to commission acoustic testing of noise transfer between apartments and the outside to ensure the success of the acoustic treatments applied to internal floors, walls and glazing elements.



THE CHARLOTTE INCLUSION PARTNERS



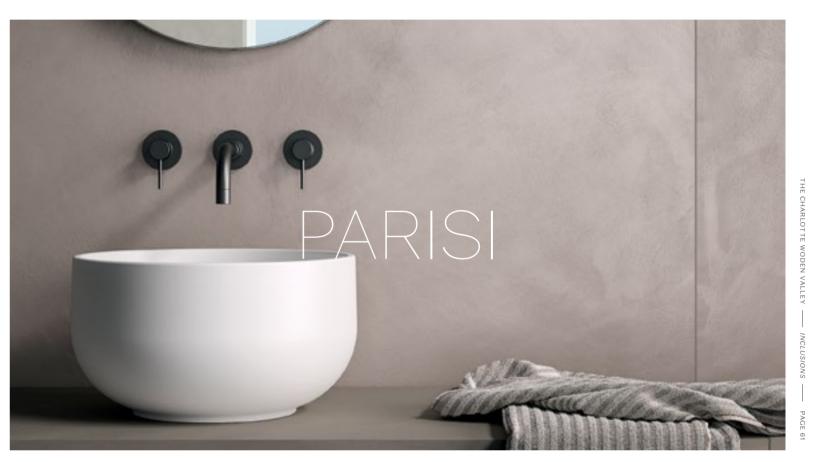
SMEG

SMEG is an Italian home appliance manufacturer based in Guastalla, of northern Italy. For over 60 years, SMEG appliances have come to be seen as tasteful and elegant solutions to the demands of contemporary living as a result of the company's partnerships with world famous architects.

Style, for SMEG, is a distinct concept—the way a product communicates with its surroundings and enables users to interact with it. Attention to detail and design solutions bring to life homes that reflect the image of their occupants. SMEG's internal design studio, which carries out painstaking research into aesthetics and style, has the support of internationally renowned architects such as Guido Canali, Mario Bellini, the Piano Design studio, Marc Newson and Giancarlo Candeago.

Knowing how to combine technology with style is the key for SMEG in creating products which become truly iconic, and is consequently known all over the globe as one of the key representatives of "Made in Italy" standards.

smeg.com



PARISI

DOMA are pleased to partner with Parisi once again for the provision of bathware for The Foothills. This follows the positive feedback received from many purchasers of apartments developed recently by DOMA in Newcastle and Canberra.

For over 25 years, Parisi has been providing high quality inclusions for prestigious residential developments, hotels and luxury resorts across Australia and the Asia-Pacific region.

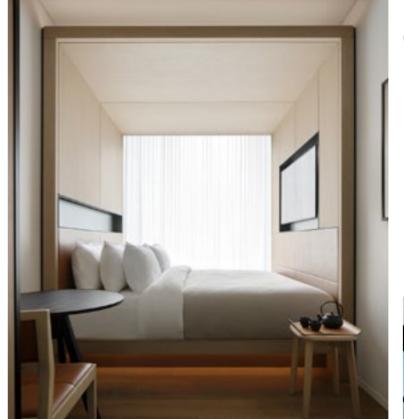
Parisi bathware products are manufactured to the highest possible quality standards. They incorporate the best available componentry and are also supported by lengthy warranties. As a result for end users, ease of use, durability and ultimately peace of mind are assured.

parisi.com.au



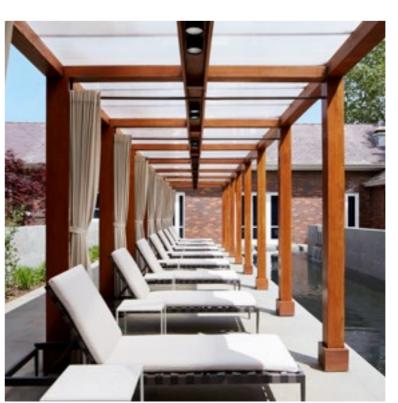




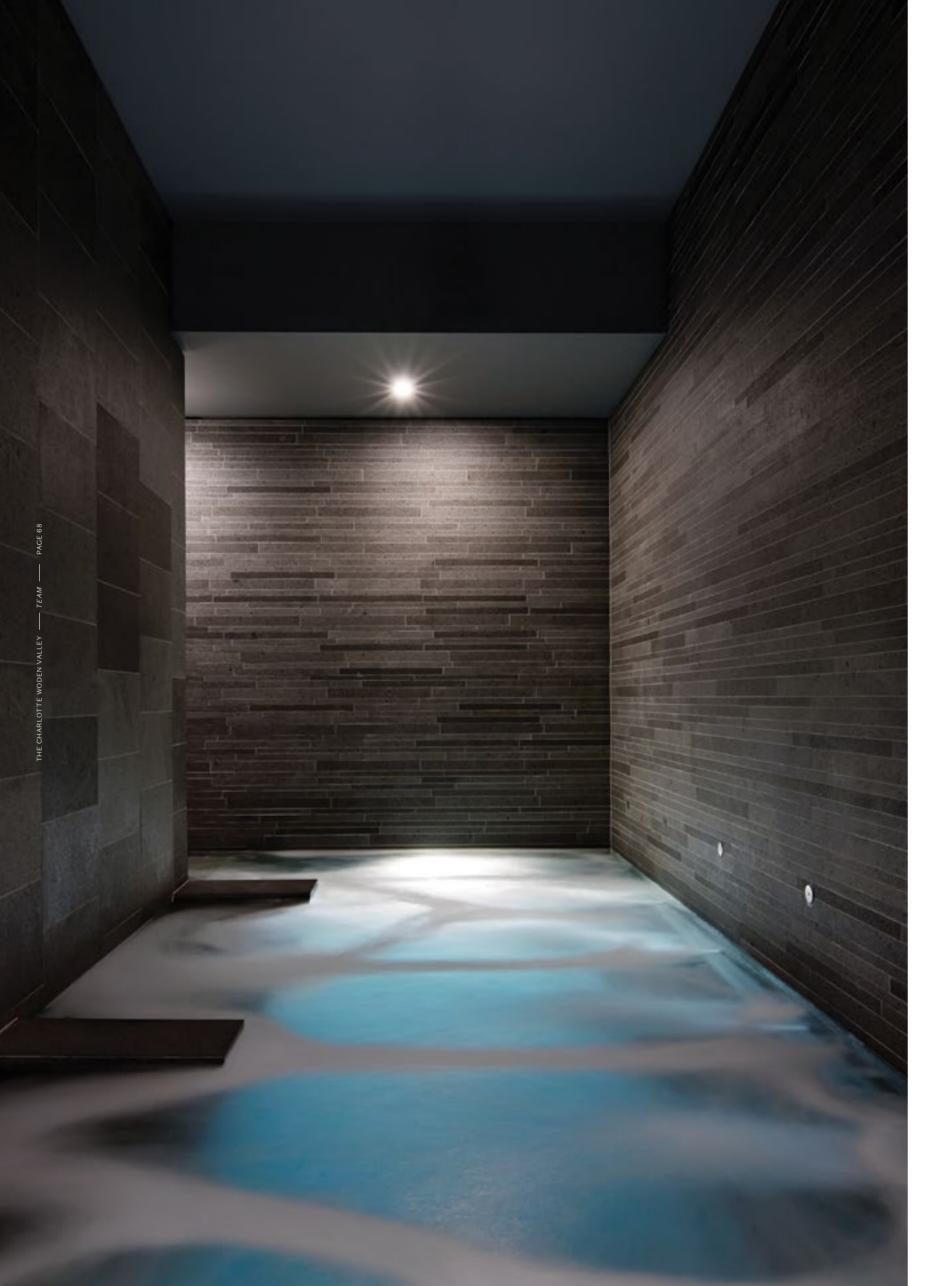


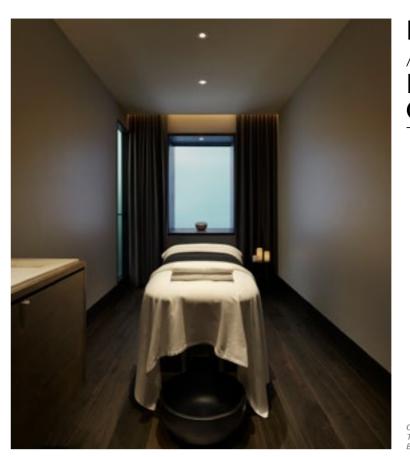
DOMA HAS A LEGACY OF CREATING LASTING PLACES, DELIVERING UNPARALLELED, GLOBALLY AWARD-WINNING HOTEL, WELLNESS AND RESTAURANT AMENITIES.





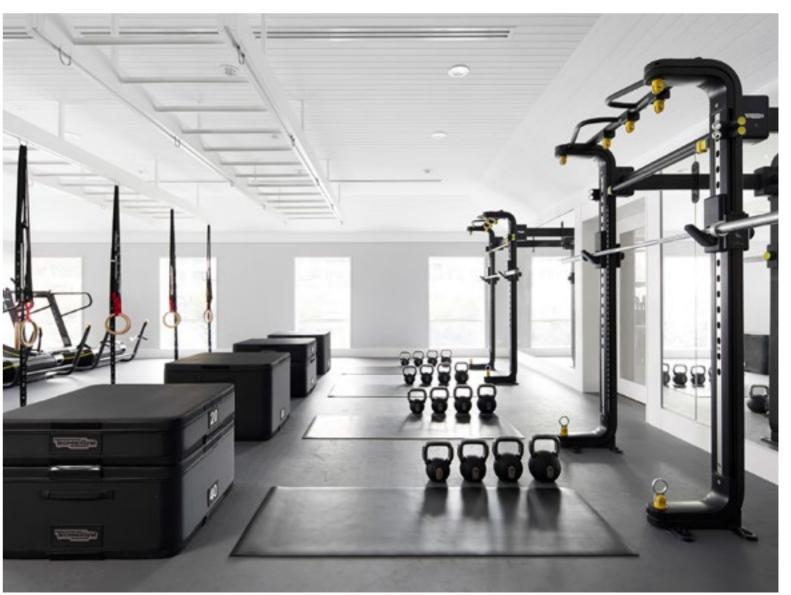
OPPOSITE HOTEL REALM
TOP LITTLE NATIONAL HOTEL
MIDDLE BURBURY HOTEL
BOTTOM BRASSEY HOTEL





HEALTH AND WELL-BEING ARE AT *THE VERY CORE* OF DOMA'S ETHOS, CREATING OFFERS THAT *NURTURE* THE *MIND*, *BODY AND SPIRIT*.

OPPOSITE HALE SPA PLUNGE POOL TOP HALE SPA BOTTOM HALE GYM

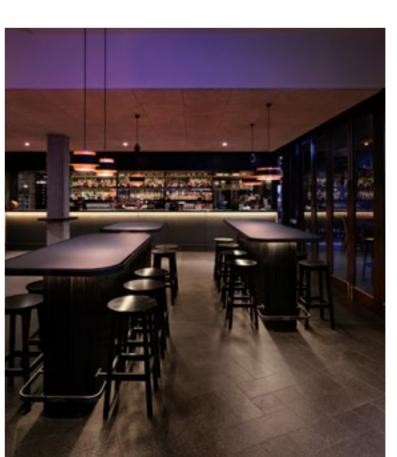


TE WODEN VALLEY ----- TEAM ----- PAGE 69





OPPOSITE BUVETTE BISTRO
TOP OSTANI
MIDDLE LILOTANG
BOTTOM OSTANI



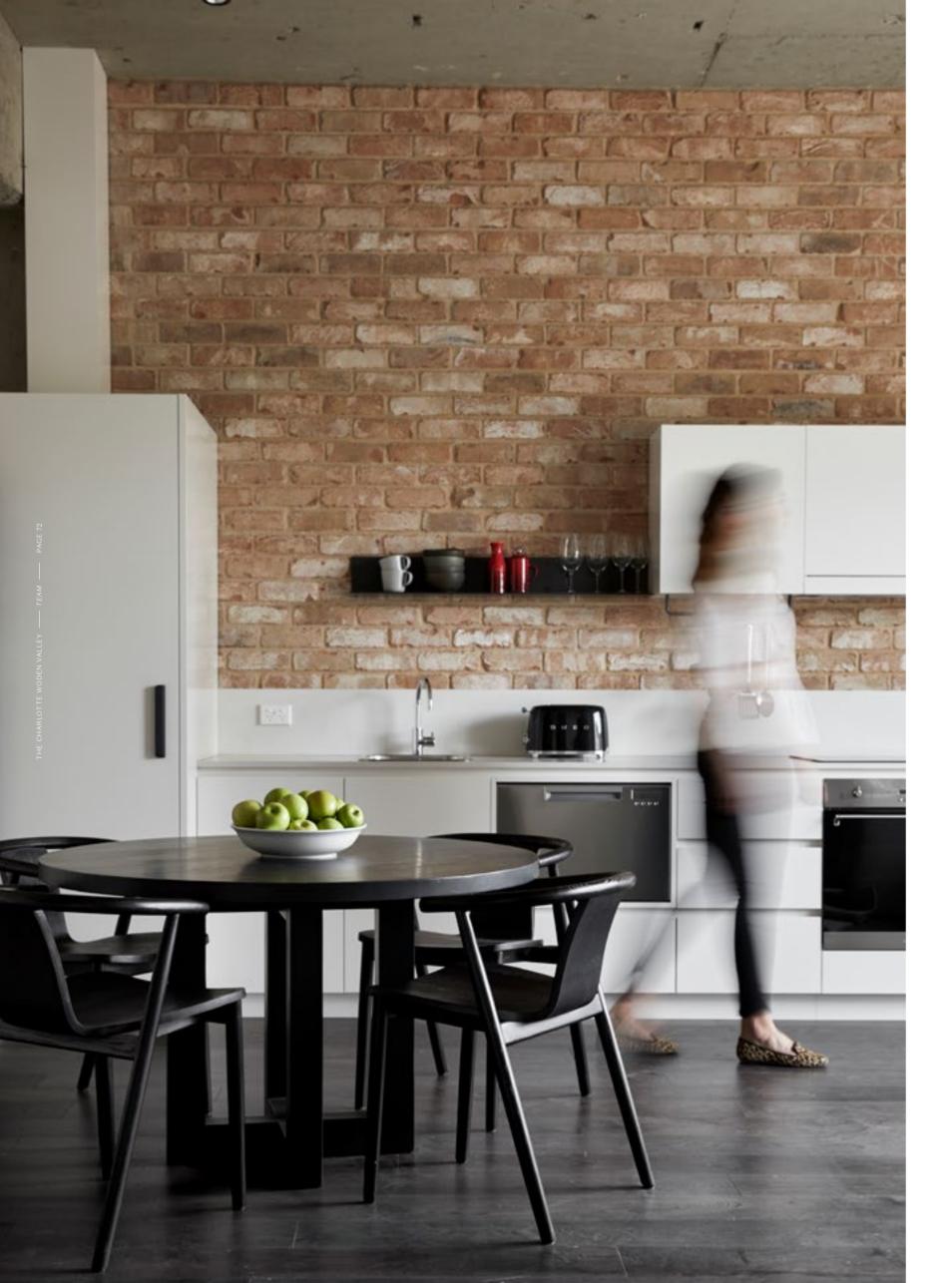


DOMA CURATES AND OPERATES SOME OF CANBERRA'S MOST EXCITING CULINARY DESTINATIONS, FROM HIGH-END EATERIES TO BURGERS AND BEER.



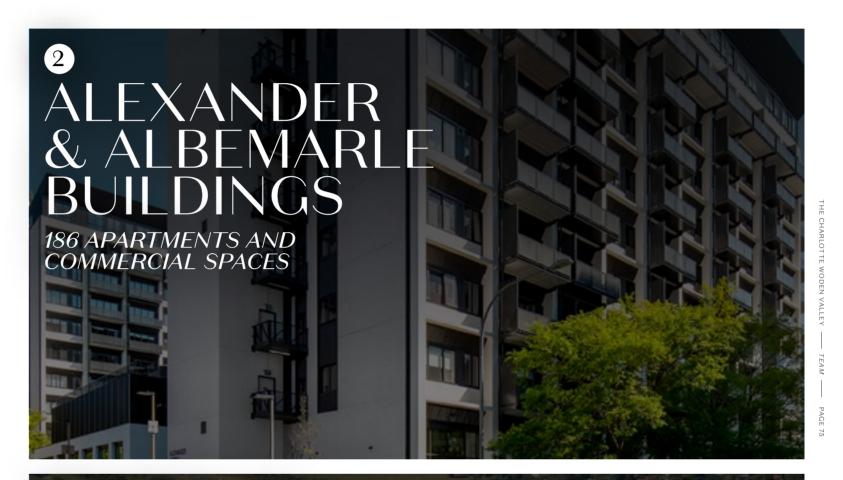


DOMA PRIDES ITSELF IN DEVELOPING CONSIDERED RESIDENCES THAT CAPTURE THE ESSENCE OF EACH PLACE.











WHY INVEST IN CANBERRA

WHICH BUILDING IS THE CHARLOTTE?

The Charlotte is the second stage of the Section I8O Phillip development by DOMA. The site will include three residential buildings and one commercial office building.

WHEN WILL THE CHARLOTTE COMMENCE AND COMPLETE CONSTRUCTION?

The Charlotte is due to commence construction in 2022 and be completed in mid 2024.

WHAT CAR SPACES ARE AVAILABLE FOR RESIDENTS?

Most apartments at The Charlotte will be allocated 1, 2 or 3 car spaces. Please refer to the unit schedule for exact car space details.

DOES THE CHARLOTTE HAVE VIFWS?

The Charlotte enjoys incredible views of Black Mountain and the Telstra Tower to the north, areat vistas to the the west over the tree tops of Lyons and Curtin, and views of Mount Taylor and the Brindabella mountains to the south.

WHAT ARE THE LIKELY BODY CORPORATE FEES?

The appointed strata managers, Vantage Strata has provided estimates of the outgoing expenses for each apartment at The Charlotte. Available on request.

DO YOU OFFER PROPERTY MANAGEMENT OR REFER A PROPERTY MANAGER?

Properties are managed by Canberra Property Partners.

DO YOU OFFER FINANCIAL LENDING AVAILABLE TO THE CHARLOTTE ADVICE OR REFER A BROKER?

Martin and Tim from Nectar Mortgages can assist buyers further with lending advice. nectarmortgages.com.au

WILL PURCHASING THIS PROPERTY ASSIST WITH PERMANENT RESIDENCY IN AUSTRALIA?

Yes. By purchasing a property at The Charlotte in Canberra, the applicant will receive points towards their permanent Australian Residency. For further advice, contact your immigration agent and advisor.

ARE THERE RECREATIONAL ACTIVITIES IN OR NEAR THE CHARLOTTE?

The Charlotte will have an onsite gym by Technogym and a 25m lap pool. In addition, Canberra Southern Health Club, Club Lime, and HIIT Republic are all within close walking distance.

HOW CLOSE IS THE CHARLOTTE TO THE CANBERRA CBD?

NEAREST PUBLIC TRANSPORT?

The Charlotte is located within 200m from the Woden Bus Interchange and the soon-to-be-built Woden Light Rail Terminal.

WHICH SCHOOLS ARE IN THE CATCHMENT FOR THE CHARLOTTE?

Marist College, Sts Peter and Paul Primary School, Sacred Heart Primary School, Curtin Primary, Hughes Primary, Alfred Deakin High, Canberra College, and Charlotte High School.

NEAREST HOSPITAL?

Canberra Hospital is located 2.4km from The Charlotte.

NEAREST CHILD CARE?

The Wonderschool Child Care is across the road from The Charlotte.

NEAREST RESTAURANTS/CAFÉS?

The Charlotte enjoys a range of great restaurants nearby such as The Alby, 86 South, Grease Monkey, Super Bao, The Bavarian, Fenway House, Dumpling Social, Space Kitchen, Grill'd, Turkish Pide House and many more—moments from your door.

WHAT GOVERNMENT GRANTS ARE BUYFRS?

The following ACT Government concession applies to contracts exchanged on or after I July 2021: No stamp duty on off-the-plan unit (unit-titled apartment and townhouses) purchases up to \$500,000. Buying 'off-the-plan' is when you sign a contract to buy a unit in a units plan before the plan has been registered.

INFRASTRUCTURF

- -\$3bn spent by the ACT Government on physical and digital infrastructure.
- -Future expansion of metro light rail connecting Woden with the Parliamentary Triangle, CBD and northern suburbs.
- -Quick and easy commute to Canberra International Airport from all parts of the city.
- -A higher percentage of people use the bicycle as the main form of transport in Canberra compared to other Australian capital cities.
- -The Canberran average commute is just 25 minutes. Canberra is a car-friendly city, with great public transport. Cycle-ways link each of the town centres. The new light rail system between Civic and Gungahlin will soon be expanded to the Parliamentary Triangle and Woden.

FDUCATION

- -In Canberra, we have Australia's highest educated population, highest number of bachelor's degrees per capita, and highest number of patents per capita.
- -There are 5 university campuses in Canberra. The ANU is ranked 30th in the world and 1st in Australia. Of our population, 16% are international students, who contribute \$750 million annually to the ACT economy.
- -The Canberra Innovation Network provides access to a range of world-class universities and organisations. With our highly educated workforce and top graduates, our currency is our intellectual capital.

FNVIRONMENT

- -Canberra is known as the bush capital, as more than 70% of it is open green space.
- -Canberra averages at least 7.2 hours of sunlight each day, higher than Melbourne and Sydney.
- -Canberra is set in beautiful surrounds with the National Park across 50% of the ACT. Our air quality is amongst the clearest in the world and we have strong environment and biodiversity protection.
- -Canberra region has the best of all worlds. We're only a couple of hours' drive from stunning beaches on the south coast of New South Wales, pristine ski fields in the Snowy Mountains and even Sydney for a day trip.
- -There are more than 30 wineries and breweries within 35 minutes' drive from the city.
- -The Canberra climate is a great reason to live here with four distinct seasons. We have warm dry summers, with an average temperature of 27 degrees Celsius. Autumn is stunning, and we celebrate with big outdoor festivals and hot air balloons. Winter's average temperature is 12 degrees Celsius, but the days are crisp and sunny. Spring is all about flower festivals and getting outside to the parks and open spaces.

MARKET

- No shortage of tenants with 69% of Canberrans renting vs. 31% who are owner occupiers.
- -Rental vacancy across Canberra is extremely tight at 0.7% for all property types as at July 2021.

POPULATION

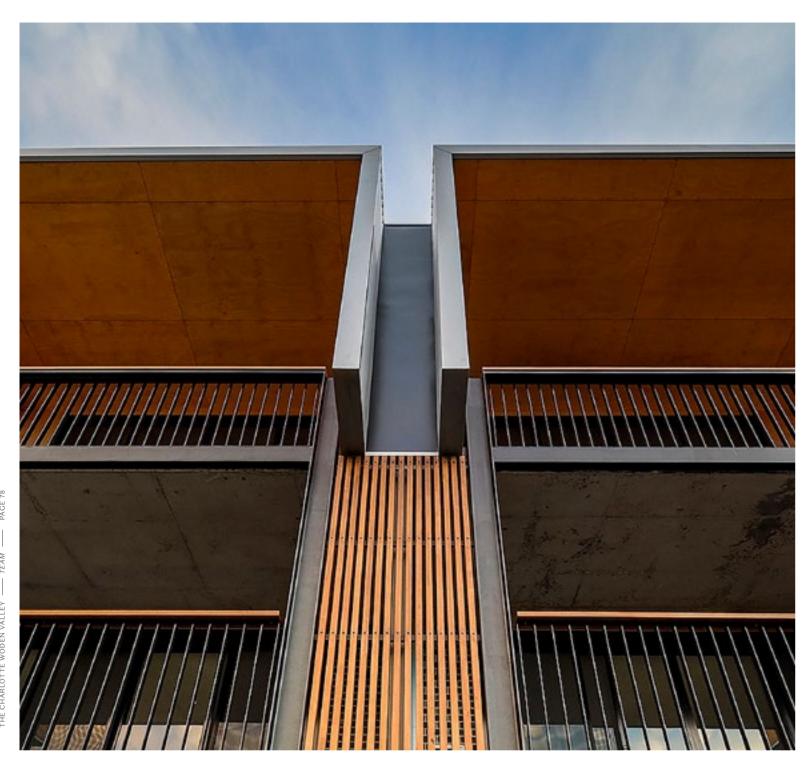
-ACT population growth is second highest in Australia at O.8%, second only to Queensland and forecast to grow further.

CUITURF

- National Gallery of Australia in Canberra is home to annual major blockbuster events.
- -The ACT is Australia's most inclusive, progressive and diverse city. We have great cultural diversity in our community with more than 26% of our population from overseas.
- -Canberra was voted the world's 3rd best city to visit in Lonely Planet's Best in Travel 2018. It was the OECD World's most liveable city in 2014.
- -Canberra had the highest participation rate in support of marriage equality and is the only Australian state or territory to be a refugee welcome zone.

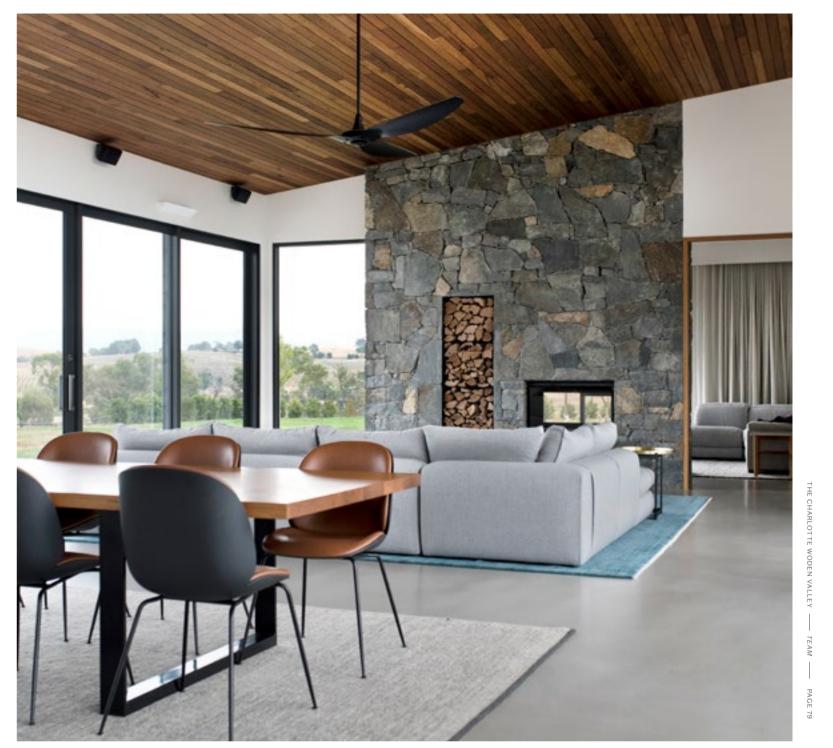
FCONOMY

- -The Canberra economy is strong with a solid AAA credit rating, and a 30% increase in the Professional, Scientific and Technical Services sectors
- -Of the Eastern states, the ACT has the highest Gross State Product (GSP) per capita and Gross Household Disposable Income per capita. Our unemployment rate is the lowest of any city in Australia.



STEWART ARCHITECTS

Stewart Architects is a multi-disciplinary team of innovative architectural and urban strategists dedicated to outstanding urban, social, cultural, environmental and economic outcomes. Its inventive and strategic approach to architecture engages an indepth process of research and design for each project, and how they foster well-being, community and a strong sense of place.



INTERIOR DESIGNER CAPEZIO COPELAND

Capezio Copeland offers a complete range of design services from concept ideation through to full design development, documentation and design management. With a holistic, multi-disciplinary approach, each project is unique. Its designers excel at providing specific attention to detail to create beautiful, functional and inspiring solutions.



