

FREQUENTLY ASKED QUESTIONS

Answered by the builder/developer: Fred Nassif the Managing Director of
Northland Group

10-16 Cecil Avenue, Castle Hill NSW

CONSTRUCTION

- What materials are on the outside of the building?

*External Walls – Full brick construction to Ground Floor.
Level 1 has a single skin of brick, clad with Compressed Fibre Cement (CFC) panels (non-combustible) on the outside elevation and Gyprock walls on the inside.*

- What are the internal walls made of?

- *Ground Floor & Level 1 - Intertenancy walls i.e. party walls/walls dividing townhouses: Solid reinforced Concrete walls plus 13mm cavity plaster board on Furring channel.*
- *Internal walls Ground and Level 1: Ground Floor load bearing brick walls, and first floor timber framed walls with plasterboard.*

- Does the construction have timber, aluminium, or steel frame studs?

*Ground Floor: Masonry walls.
Level 1: Timber stud walls and brickwork to external walls.*

- Wooden floorboards?

12mm feature timber laminate flooring to ground floor and stairs.

- Is there a warranty on the building? If so, how long?

Yes – statutory warranties are in effect for 6 years for major defects and 2 years for all other defects. The buyers also have another layer of protection being Home Warranty Insurance or now known as Home Building Compensation Fund (HBCF).

- How long do they have after settlement to report defects?

3 months.

AIR CONDITIONING

- What brand is the air conditioning system?

Fujitsu – 12 to 14kW cooling & 16.5kW heating depending on size of townhouse.

Each townhouse has its own ducted and zoned air-conditioning system.

- Who is responsible for the servicing of the air conditioning systems?

The lot owner is responsible for servicing.

HOT WATER SYSTEM

- What sort of hot water system do we have?

Rinnai Infinity 26L Continuous Flow natural gas with a 6-star hot water energy rating.

- Who is responsible for replacing the hot water tanks when and if they break down?

The provider has their warranty –provided as part of Handover Package. The onus is on lot owner to maintain the hot water unit.

APPLIANCES

- What brand is oven, cook top and appliances

- *Oven: Fisher & Paykel*
- *Gas Cooktop: Fisher & Paykel*
- *Microwave oven: Fisher & Paykel*
- *Rangehood (ducted): Fisher & Paykel*
- *Dishwasher (Fully integrated): Fisher & Paykel*

STRATA MANAGER

- Who are the strata managing agent?



Raymond Diab | Associate Director
T| 1300 002 888 D| 9375 8711 F| 8221 9754
raymond@sarrafstrata.com.au
P O Box 520
Hurstville BC NSW 1481
www.sarrafstrata.com.au

ELECTRICITY AND GAS

- What sort of electricity and gas system do we have?

Individually metered. Meters are in a labelled room in the basement.

- Is there a preferred provider?

The new lot owner can change as they wish. With both Electricity and Gas Accounts, we will provide all relevant information in the handover package (if required earlier, we can provide this). Information will include the account number, meter number and location of installed meters in order for the new owner to change over details.

RUBBISH

- Is there a rubbish room?

Yes, there is a dedicated waste room which will house the bins.

- Is the strata responsible for getting the bins emptied?

No, council is responsible to remove all waste from the dedicated waste room.

VISITORS PARKING

- How many visitor's car spots in the garage?

Nine.

- Can they let their guests into the carpark from their townhouses?

Yes - Via intercom within townhouse.

DRIVING INTO THE GARAGE

- If the garage has a security door do the purchasers get security tags? If so, how many?

Yes, they will be provided with 2 security swipe cards (which will allow them access to the public lift and basement car park) and additionally, 2 automatic garage door remotes that they can also use to open the garage door.

- Where can they get extra if need be?

Additional tags will have to organise that with Strata.

FIRE

- Is there cladding on the building?

Yes, there is but not of the concerning type which is called ACP (Aluminium Composite Panel) cladding which can be deemed as a combustible material.

*Kaylina Gardens has Compressed fibre cement cladding on Level 1. The cladding is a product named ExoTec which is a smooth sanded compressed fibre cement (CFC) façade panel and is by James Hardie. Most importantly it is **NOT** a Combustible material.*

- Is there anything else in regard to fire safety that you could advise?
 - *In the event of a fire, people can be evacuated quite quickly considering the size, design and nature of the building i.e. no lengthy travels in common lobbies to reach fire isolated stairways, small building, basement doors are fire rated etc.*
 - *Interconnected thermal alarms in the basement connect to a Fire Indicator Board near the main entry.*
 - *Fire Hydrant Booster and Fire Hydrants installed on site*

OTHER NOTABLE FEATURES

- *NBN Ready. Meaning all the new owner has to do is contact their preferred service provider and order the package that's right for them*
- *MATV & Foxtel ready. The building is made Foxtel ready meaning all the new owner has to do is contact Foxtel to arrange a service if desired*
- *Gas bayonet fitting located in the main living area and also on the main external terrace*
- *Fly screens to windows and fly doors to sliding doors*
- *All internal stairs are CONCRETE*