



ENCLAVE

EAST PERTH

PARK | RIVER | CITY



A PRIVATE RETREAT ON EXCITEMENT'S EDGE.

Who knows where the day will take you, starting with a lazy breakfast in Claisebrook Cove, followed by an afternoon at one of the many new riverfront entertainment precincts.

The options are endless.

Welcome to Enclave. A private retreat which meets all your lifestyle wishes.

Enclave introduces a new era in stylish apartment living. Where you can be close to the amenities and conveniences you want, and live amongst the everyday comforts you need.

Enclave is the ultimate location. Its magnificent city and river views are matched with the best in modern apartment design and luxury living. It's everything you could imagine and more.



PIECE OF THE ACTION, OR PEACE AND QUIET.

At Enclave, the city's ever-evolving array of enticing new bars, restaurants, theatres and cultural experiences are within easy walking distance.

Northbridge, Perth's traditional cultural and nightlife hub, is also within easy reach.

If you enjoy your AFL and entertainment, you'll have access to the stunning new Matagarup Footbridge which links East Perth with Optus Stadium at Burswood and Crown Perth.

Also nearby are the famous WACA Cricket Ground, Gloucester Park

Raceway, Royal Perth Hospital and the Perth Arena.

When you need to relax, you're close to the stunning Swan River and foreshore which offer a wide range of social, cultural and recreational opportunities.

Enclave is conveniently positioned in Perth's free transit zone making it easy to jump on a CAT or Transperth bus to the CBD, West Perth and Northbridge. So you can leave the car at home and save a fortune in cab fares too.

Perfect if you work in the city.



1. Point Fraser and Ku De Ta
2. Causeway
3. Future Waterbank Development
4. Elizabeth Quay
5. Queen's Gardens
6. Trinity College
7. WACA
8. Crown Perth
9. Perth CBD
10. Mercedes College
11. Gloucester Park
12. Crown Towers
13. Royal Perth Hospital
14. Wellington Square
15. Perth Arena
16. Central Institute of Technology
17. Claisebrook Cove
18. Matagarup Footbridge
19. Northbridge
20. Claisebrook Train Station
21. NIB Stadium
22. Optus Stadium
23. Graham Farmer Freeway

ALL YOU NEED, RIGHT ON YOUR DOORSTEP.

A quiet dinner for two on your private balcony, or cocktails with friends in the rooftop lounge?

Or maybe it's time to hit the town?

Whatever you're in the mood for, it's all at your fingertips at Enclave.

Heading out is easy when you're so close to the city and entertaining at home is even easier, especially when the options are as luxurious as this.

Because when you're at home, Enclave offers a selection of world-class facilities which highlight the advantages of contemporary apartment living.







LET'S GET TOGETHER.



Head to the open-deck rooftop lounge and alfresco dining area where you can just sit back and take in the view, watch your favourite TV show, or even cook up a feast at the undercover barbecue.

The expansive deck, complete with lush landscaping, feature architecture and subtle lighting, brings an instant sense of calm and belonging.

And if you love unwinding on an exercise bike or keeping yourself in shape, the gym is the perfect extension of the rooftop experience.

It's fully equipped with an open, friendly aesthetic designed to create the comfortable environment you need to enjoy your exercise. It also has great views over the city.

YOUR OWN SLICE OF LUXURY.

The grandeur of your exterior view is perfectly matched with a stunning interior aesthetic, evident in every element of design.

A view this good deserves to be beautifully framed and enjoyed in absolute comfort. Floor to ceiling windows will show off your surrounds and let you control the abundant natural light.

The innovative, practical layout ensures your cooking and dining experiences are seamless, even when extended onto the balcony.

Plus, the meticulously streamlined bathroom offers yet another level of indulgence.







Apartment Bathroom - Artist Impression Only }



Apartment Living - Artist Impression Only }

APPETITE FOR PERFECTION.

Whether you love creating magnificent meals, or simply enjoy your morning coffee routine, your kitchen should be a haven of comfort with everything you need at your fingertips.

An extension of the luxurious apartment design, your kitchen comes complete with the highest-quality stainless steel appliances, glass splashbacks and stone benchtops.



{ 2 Bed Kitchen Classic - Artist Impression Only



{ 2 Bed Ensuite Classic - Artist Impression Only



{ 2 Bed Living Classic - Artist Impression Only



{ 2 Bed Kitchen Contemporary - Artist Impression Only



{ 2 Bed Ensuite Contemporary - Artist Impression Only



{ 2 Bed Living Contemporary - Artist Impression Only



ENCLAVE

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TYPE
A1

Details	
Aspect	South
Beds	1
Baths	1
Car Bays	1
Car Bays (201, 301, 401)	SB or 1 (only 301)
Store Room	1

Apartments (shown)	
201, 301, 401, 501, 601, 701, 801	
Levels	2-8
Internal	44m ²
Balcony	13m ²
Total Living Area	57m ²



- General Notes:**
- Variations from Strata Plan may apply.
 - Furniture is indicative.
 - Shape and configuration of balconies, doors, windows, condensers, screens and ducts may differ from those illustrated.
 - Areas of apartment given are based on architectural measurements. This varies from strata area as it is a different method of measuring the apartment.

Note: Plans not to scale

ENCLAVE
EAST PERTH
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TYPE
A1a

Details	
Aspect	South
Beds	1
Baths	1
Car Bays	0 5B
Store Room	1

Apartment (shown)	
Level	1
Internal	44m ²
Balcony	55m ²
Total Living Area	99m ²



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Note: Plans not to scale

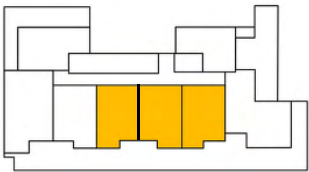
ENCLAVE
EAST PERTH
PARK | RIVER | CITY

TYPE
A2a1



Details	
Aspect	West
Beds	1
Baths	1
Car Bays	1
Store Room	1

Apartments (shown)	
103, 104, 105	
Level	1
Internal	53m ²
Balcony	24m ²
Total Living Area	77m ²



Level 1

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Note: Plans not to scale

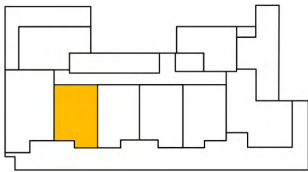
ENCLAVE
EAST PERTH
PARK | RIVER | CITY

TYPE
A2b1



Details	
Aspect	West
Beds	1
Baths	1
Car Bays	1
Store Room	1

Apartments (shown)	
106	
Level	1
Internal	53m ²
Balcony	24m ²
Total Living Area	77m ²



Level 1

- General Notes:**
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ENCLAVE

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TYPE B2

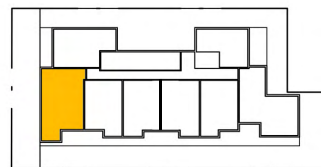


Details

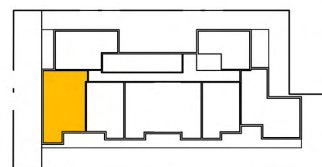
Aspect	West
Beds	2
Baths	2
Car Bays	1
Store Room	1

Apartments (shown)
207, 307, 407, 506, 606,
706, 806

Levels	2-8
Internal	75m ²
Balcony	11m ²
Total Living Area	86m²



Level 2-4



Level 5-8

General Notes:

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Note: Plans not to scale

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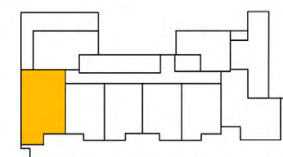
TYPE B2a



Details

Aspect	West
Beds	2
Baths	2
Car Bays	1
Store Room	1

Apartment	107
Level	1
Internal	75m ²
Balcony	22m ²
Total Living Area	97m²



Note: Plans not to scale

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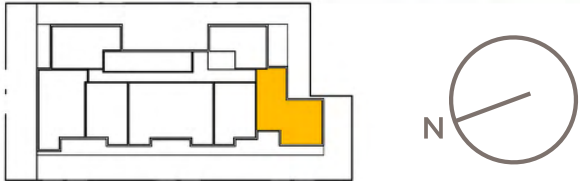
TYPE
B3

Details	
Aspect	West
Beds	2
Baths	2
Car Bays	1 or 2
Store Room	1

Apartments (shown)	
202, 302, 402, 502, 602, 702, 802	
Levels	2-8
Internal	76m ²
Balcony	20m ²
Total Living Area	96m ²



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Note: Plans not to scale

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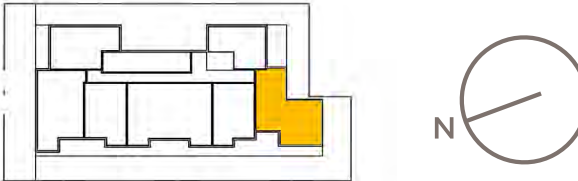
TYPE
B3a

Details	
Aspect	West
Beds	2
Baths	2
Car Bays	1 or 2
Store Room	1

Apartment	102
Level	1
Internal	76m ²
Balcony	65m ²
Total Living Area	141m ²



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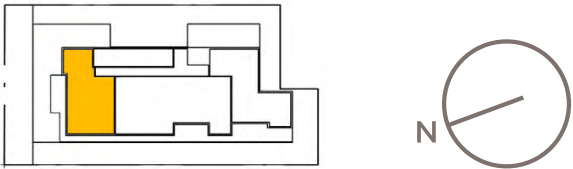
Note: Plans not to scale

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TYPE
B4



Details	
Aspect	North
Beds	2
Baths	2
Car Bays	2
Store Room	1
Apartments (shown)	
1003, 1103	
Levels	10, 11
Internal	94m ²
Balcony	29m ²
Total Living Area	123m ²



- General Notes:**
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 - Areas of apartment given are based on architectural measurements. This varies from strata area as it is a different method of measuring the apartment.

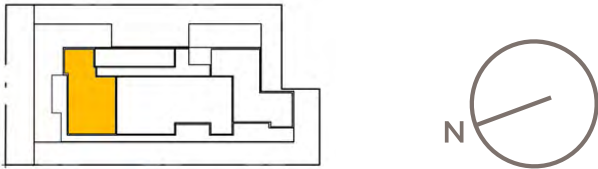
Note: Plans not to scale

ENCLAVE
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TYPE
B4a



Details	
Aspect	North
Beds	2
Baths	2
Car Bays	2
Store Room	1
Apartment	
Level	9
Internal	94m ²
Balcony	124m ²
Total Living Area	218m ²



- General Notes:**
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Note: Plans not to scale

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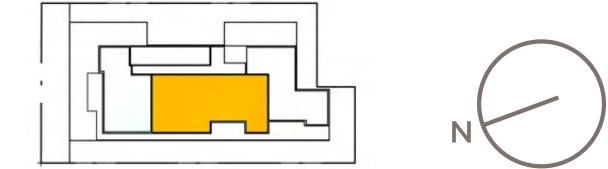
TYPE
C1

Details	
Aspect	West
Beds	3
Baths	2
Car Bays	2
Store Room	1

Apartments (shown)	
902, 1002, 1102	
Level	9, 10, 11
Internal	164m ²
Balcony	31m ²
Total Living Area	195m ²



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Note: Plans not to scale

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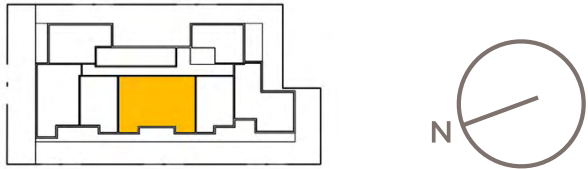
TYPE
C3

Details	
Aspect	West
Beds	3
Baths	2
Car Bays	2
Store Room	1

Apartments (shown)	
504, 604, 704, 804	
Levels	5-8
Internal	106m ²
Balcony	23m ²
Total Living Area	129m ²



- General Notes:**
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Note: Plans not to scale

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SPECIFICATIONS

GENERAL BUILDING FINISHES

EXTERIOR

External Walls: Combination of precast concrete walls, masonry product and insulated steel frame walls with lightweight cladding as per architectural, engineering & acoustic specification.

Floors / Concrete Slabs: To engineering and acoustic specification.

Driveway: Concrete.

Car Park: Concrete.

Roofing: Generally Colorbond Metal Sheetting or similar.

Balconies: Slip resistant floor tiles

External Balustrade: Powder coated aluminium framed glazed balustrade

External Windows and Sliding Doors: Powder coated aluminium frames Double glazing with acoustic laminate to all apartment windows and sliding doors. Low energy glazing where required.

Flyscreens: Powder coated aluminium framed flyscreens provided to operable windows and doors.

Letterboxes: Powder coated aluminium lock-up letterboxes or equivalent.

Landscaping: Designer landscaping and lighting.

Privacy Screens: Privacy screens installed to the following apartments: Type A apartments – 1 screen, Type B and C2 apartments – 2 screens, Type C1 apartments – 3 screens. Note that Type A1 and A3 have no screens.

Planters: Planters installed to balconies of apartments 102,103,104,105,106 and 107.

SECURITY

Remote Driveway Gates: Auto-remote controlled gates to carpark area. 1 remote control per car bay included

Access: Keyless electronic access to ground floor lobby. Controlled lift access to individual floors.

Intercom: Video system to control access to ground floor residential lobby.

Security Lighting: Included.

CCTV: CCTV including 4 camera points throughout the building.

Store Room: 1 fully secure store room provided for each apartment.

ENERGY EFFICIENCY

Energy Rated: Apartments designed to collectively achieve average 6 star NatHERS energy rating.

Motion Sensors: Low energy sensor controlled lighting to car parking and common areas.

Natural Lighting: Natural lighting provided to apartment lobby corridors to minimise artificial lighting.

COMMON AREAS

Lifts: Two compliant lift cars to service all floors including parking. Stainless steel lift door. Tiled floor. Stainless steel fixtures.

Ground Floor Foyer: Glazed automatic entry doors to foyer. Feature wall(s) as selected by architect/interior designer. Quality floor tiling throughout. Flush suspended plasterboard ceiling. Includes feature lighting.

Gymnasium: Carpet to floors. Fully equipped gym with cardio and multipurpose equipment. Frameless mirror to wall.

Accessible Toilet: Unisex accessible toilet to level 12 adjacent to common facilities.

Communal Lounge: Engineered timber flooring. Large TV screen. Entertaining size lounge suite and coffee table.

Communal Sky Garden: Slip resistant floor tiles. Casual tables and chairs provided. Barbeques provided.

STANDARD APARTMENT INTERIORS

Party Walls: Painted walls. Acoustic insulation rating as per BCA requirements.

Internal Walls: Painted walls.

Kitchen: Fully vitrified floor tiles.

Ensuite and Bathroom: Fully vitrified floor and wall tiles.

Living / Dining: Quality carpet. Selected timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining areas for Apartments 101, 201, 301, 401, 501, 601, 701, 801.

Bedrooms and Robes: Quality carpet.

Ceilings: Combination of painted plasterboard ceilings and skim coat finish. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.

Cornice: Included.

Entry Doors: Fire rated self closing door.

Internal Doors: Painted hollow core door.

Internal Door Hardware: Designer range handles.

Walk-in Robes: Shelf and hanging rail.

Built-in Robes: Sliding mirror doors complete with shelf and hanging rail.

Skirtings: Painted MDF.

Colour Schemes: Three schemes: Pearl (Light), Classic (Mid) and Contemporary (Dark).

ELECTRICAL AND COMMUNICATIONS

Fire Alarm: Included.

Smoke Detectors: Included.

Light Fittings: Downlights or surface mounted fittings as required.

Exhaust Fans: Provided to bathrooms and laundry.

GPO / Switch Plates: Generous provision throughout.

TV Point: Provided to living and master bedrooms.

Pay TV Point: Provided to living and master bedroom. Foxtel backbone wiring throughout building (Subscription by residents).

Internet Points: 1 Data Point.

Telephone Points: 1 Telephone point.

Intercom System: Included.

KITCHEN, BATHROOM AND LAUNDRY

Kitchen Cabinetwork: Combination of vinyl wrap (or equivalent) and feature laminate. Soft close drawers provided. Overhead cupboards over cooktop.

Kitchen Benchtops: Selected reconstituted stone bench tops.

Kitchen Splashback: Colourback glass splashback as per colour scheme.

Microwave Recess: Recess provided with power point.

Cupboard Door Furniture: Selected designer range handles.

Vanity Cupboard: Low level cupboards and shelving below benchtop.

Vanity Benchtop: Selected reconstituted stone plinth.

Bathroom / Ensuite Shower: Semi-frameless clear glazed shower screens and doors.

Bathroom / Ensuite Splashback: Selected tiled finish.

Bathroom Wall Tiles: Full height rectified ceramic wall tiles.

Laundry Benchtop: Laminate or equivalent in selected colour.

Laundry Splashback: Quality ceramic tile.

Baths: Freestanding baths to apartments 504, 604, 704, 804, 902, 1002, 1102.

Washing Machine Recess: Provided with power point. Concealed washing machine taps provided.

APPLIANCES

Cooktop: 600mm AEG electric cooktop or equivalent.

Oven: 600mm wide AEG electric oven or equivalent.

Range Hood: AEG range hood or equivalent.

Dishwasher: AEG stainless steel dishwasher or equivalent. Slimline dishwasher to apartments 101, 201, 301, 401, 501, 601, 701, 801.

Clothes Dryer: Electric dryer included.

Hot Water System: Electric storage hot water system.

Air Conditioning: Reverse cycle ducted system to living area, and all bedrooms.

SANITARY FIXTURES AND TAPWARE

Kitchen Tap: Designer chrome flick mixer.

Kitchen Sink: Stainless steel sink.

Basin Tap Sets: Designer chrome range basin mixer.

Basins: White ceramic basins to ensuite and bathroom.

W/C: Designer toilet suite or equivalent.

Shower Head: Selected designer chrome range.

Shower Mixer: Selected chrome mixer with chrome shower rail.

Laundry Trough Taps: Selected designer chrome range taps.

Laundry Trough: Stainless steel laundry trough.

Bathroom Accessories: Selected designer chrome range.

Bathroom Towel Rail: Selected designer chrome range.

Bathroom Toilet Paper Holder: Selected designer chrome range.

TYPE C1 & C3 (504, 604, 704, 804, 902, 1002 & 1102)

THE FOLOWING UPGRADES APPLY AS STANDARD TO THESE APARTMENTS ONLY

Cooktop: 940mm Miele induction cooktop.

Oven: 900mm wide Miele oven.

Integrated Fridge: Fisher & Paykel integrated fridge.

Range Hood: 900mm Miele range hood to Apartments 504, 604, 704, 804. 1100mm Miele range hood to Apartments 902, 1002, 1102.

Dishwasher: Miele integrated dishwasher.

Microwave: 600mm wide Miele built-in microwave.

Kitchen Benchtops: 20mm reconstituted stone bench tops to Apartments 504, 604, 704, 804. 40mm reconstituted stone bench tops to Apartments 902, 1002, 1102.

Heated Towel Rail: Heated designer towel rail to ensuite.

APARTMENTS 903 & 1103

THE FOLOWING UPGRADES APPLY AS STANDARD TO THESE APARTMENTS ONLY

Cooktop: 600mm Miele induction cooktop.

Oven: 600mm wide Miele oven.

Integrated Fridge: Fisher & Paykel integrated fridge.

Range Hood: 530mm Miele range hood.

Dishwasher: Miele integrated dishwasher.

Microwave: 600mm wide Miele built-in microwave.

Heated Towel Rail: Heated designer towel rail to ensuite.

OPTIONAL UPGRADES

ADDITIONAL COST AS PER ENCLAVE FINISHES UPGRADE DOCUMENT

Timber Living / Dining: Selected timber flooring (with compliant acoustic underlay) to kitchen, living and dining area.

Pendant Light to Island Bench: Artifact Industries linear pendant with stainless steel suspensions.

Fold Down Bed: To apartments Type C3 - 504,604

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale.

Areas are architectural measurements and will vary from the strata area.

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STRATA BUDGET

STRATA FEES

WATER & COUNCIL RATES

WATER

APARTMENT	INDICATIVE COST (P.A.)
1 Bedroom	\$1,150pa
2 Bedroom	\$1,250pa

COUNCIL

APARTMENT	INDICATIVE COST (P.A.)
1 Bedroom	\$1,350pa
2 Bedroom	\$1,850pa

RENTAL ESTIMATES

Apartment Type (No of Bedroom)	Bathrooms	Unfurnished (per week)
1	1	\$340 – \$400
2	2	\$540 - \$575
2 + Study	2	\$725 - \$765
3	2	\$880 - \$930
3 (Large)	2	\$1000 - \$1100

These rental estimates are indicative only and were accurate at the time of printing on 20/07/2018. For a precise rental appraisal on any apartment, please speak to one of the Blackburne Senior Property Consultants.

Enclave Apartments

Strata Plan 72308

Address: 35-37 Bronte Street, East Perth WA 6004

12 Levels, 69 Residential Apartments

Proposed Strata Company expenditure budget for the first year following registration of the Strata Plan

EXPENSE TYPE	BUDGET
BUILDING REPAIRS & MAINTENANCE	
- Facilities Management	\$ 10,000
- Contractor Compliance	\$ 800
- Plumbing Repairs	\$ 1,000
- Electrical Repairs [incl. tube & globe replacements]	\$ 1,000
- General Repairs & Maintenance	\$ 3,000
	\$ 15,800
CLEANING	
- Common Area Cleaning	\$ 30,000
- Initial 'Moving In' Rubbish Removal	\$ 1,500
- Annual Window Cleaning Contract	\$ 5,000
- Car Park Cleaning	\$ 1,500
	\$ 38,000
EMERGENCY / ESSENTIAL SERVICES	
- Maintenance Contract	\$ 5,000
- Fire Alarm Monitoring	\$ 1,700
- Emergency/ Exit Lighting [tube & globe replacement]	\$ 1,000
	\$ 7,700
GARAGE GATES	
- Maintenance Contract	\$ 1,500
- Repairs & Maintenance	\$ 1,000
	\$ 2,500
GARDENING / LANDSCAPING	
- Maintenance Contract	\$ 5,200
- Reticulation Repairs	\$ 500
	\$ 5,700
INSURANCE	
- Building [\$23m]	
- Loss of Rent / Temporary Accommodation	
- Common Area Contents [\$100k]	
- Legal Liability [\$20m]	
- Personal Accident for Voluntary Workers	
- Worker's Compensation	
- Fidelity Guarantee [\$100k]	
- Office Bearer's Liability [\$5m]	
- Machinery Breakdown [\$100k]	
- Building Catastrophe	
	\$ 26,000
LIFTS [2]	
- Maintenance Contract [under warranty Year 1]	\$ -
- Lift Repairs	\$ 1,000
- Lift Telephone Lines	\$ 1,200
	\$ 2,200
MECHANICAL MAINTENANCE CONTRACTS	
- Carpark Exhaust / Ventilation System Maintenance Contract	\$ 1,000
- Water Pump Maintenance Contract	\$ 1,500
	\$ 2,500
PEST CONTROL	
- Routine treatment	\$ 1,000
	\$ 1,000
RECREATIONAL & COMMUNAL FACILITIES	
- BBQ Gas	\$ 600
- Gymnasium Equipment Maintenance Contract	\$ 700
- Gymnasium Air-conditioning	\$ 500
	\$ 1,800
SECURITY/ INTERCOM SYSTEM	
- Security System Repairs & Maintenance	\$ 1,000
- Key & Airkey Supply	\$ 1,500
	\$ 2,500
STRATA COMPANY ADMINISTRATION	
- Management Fees	\$ 26,000
- Initial Set-up Fees	\$ 2,000
- Provision for Additional Service Fees	\$ 6,000
	\$ 34,000
UTILITIES	
- Meter Maintenance	\$ 2,400
- Common Area Electricity Consumption	\$ 30,000
- Water Consumption	\$ 15,000
	\$ 47,400
SUB-TOTAL [excl GST]	\$ 187,100
GST [based on 10%]	\$ 18,710
TOTAL BUDGET [INCL gst]	\$ 205,810
Reserve Fund contributions will commence in the 2nd Financial Year period	

Prepared by Blackburne - July 2015. Updated August 2016.

Enclave Apartments

Strata Plan 72308

Address: 35-37 Bronte Street, East Perth WA 6004

Proposed Strata Company levies for the first year following registration of the Strata Plan

			Admin Fund	
STRATA LOT NUMBER	UNIT NUMBER	UNIT ENTITLEMENTS	Per Annum	Per Quarter
1	101	102	\$ 2,099	\$ 525
2	102	154	\$ 3,169	\$ 792
3	103	107	\$ 2,202	\$ 551
4	104	107	\$ 2,202	\$ 551
5	105	107	\$ 2,202	\$ 551
6	106	107	\$ 2,202	\$ 551
7	107	152	\$ 3,128	\$ 782
8	108	110	\$ 2,264	\$ 566
9	201	92	\$ 1,893	\$ 473
10	202	149	\$ 3,067	\$ 767
11	203	107	\$ 2,202	\$ 551
12	204	107	\$ 2,202	\$ 551
13	205	107	\$ 2,202	\$ 551
14	206	107	\$ 2,202	\$ 551
15	207	149	\$ 3,067	\$ 767
16	208	107	\$ 2,202	\$ 551
17	301	93	\$ 1,914	\$ 479
18	302	151	\$ 3,108	\$ 777
19	303	108	\$ 2,223	\$ 556
20	304	108	\$ 2,223	\$ 556
21	305	108	\$ 2,223	\$ 556
22	306	108	\$ 2,223	\$ 556
23	307	151	\$ 3,108	\$ 777
24	308	108	\$ 2,223	\$ 556
25	401	95	\$ 1,955	\$ 489
26	402	152	\$ 3,128	\$ 782
27	403	110	\$ 2,264	\$ 566
28	404	110	\$ 2,264	\$ 566
29	405	110	\$ 2,264	\$ 566
30	406	110	\$ 2,264	\$ 566
31	407	152	\$ 3,128	\$ 782
32	408	110	\$ 2,264	\$ 566
33	501	100	\$ 2,058	\$ 515
34	502	153	\$ 3,149	\$ 787
35	503	111	\$ 2,284	\$ 571
36	504	216	\$ 4,445	\$ 1,111
37	505	111	\$ 2,284	\$ 571
38	506	153	\$ 3,149	\$ 787
39	507	111	\$ 2,284	\$ 571
40	601	101	\$ 2,079	\$ 520
41	602	154	\$ 3,169	\$ 792
42	603	112	\$ 2,305	\$ 576
43	604	218	\$ 4,487	\$ 1,122
44	605	112	\$ 2,305	\$ 576
45	606	154	\$ 3,169	\$ 792
46	607	112	\$ 2,305	\$ 576
47	701	102	\$ 2,099	\$ 525
48	702	156	\$ 3,211	\$ 803
49	703	113	\$ 2,326	\$ 581
50	704	220	\$ 4,528	\$ 1,132
51	705	113	\$ 2,326	\$ 581
52	706	156	\$ 3,211	\$ 803
53	707	113	\$ 2,326	\$ 581
54	801	103	\$ 2,120	\$ 530
55	802	160	\$ 3,293	\$ 823
56	803	115	\$ 2,367	\$ 592
57	804	222	\$ 4,569	\$ 1,142
58	805	115	\$ 2,367	\$ 592
59	806	157	\$ 3,231	\$ 808
60	807	115	\$ 2,367	\$ 592
61	901	212	\$ 4,363	\$ 1,091
62	902	356	\$ 7,327	\$ 1,832
63	903	217	\$ 4,466	\$ 1,117
64	1001	210	\$ 4,322	\$ 1,081
65	1002	362	\$ 7,450	\$ 1,863
66	1003	213	\$ 4,384	\$ 1,096
67	1101	215	\$ 4,425	\$ 1,106
68	1102	369	\$ 7,594	\$ 1,899
69	1103	213	\$ 4,384	\$ 1,096

TOTALS		10000	\$ 205,810	\$ 51,453
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THE BLACKBURNE DIFFERENCE

Living

- 2.7 metre high ceilings
- LED Downlights
- Double Glazing
- Slim shadow line cornicing
- Full height, floor to ceiling windows
- Video Intercom system
- Reverse-cycle ducted zone controlled air conditioning (2 & 3 Bed only)
- Pay TV points for every living area and master bedroom
- Oak timber flooring
- Dimmer switches
- Multi combination lighting options
- Skirting boards

Kitchen

- Soft closing drawers
- Underslung kitchen sinks
- Fully vitrified floor tiles
- Reconstituted stone benchtops
- Manufactured in Western Australia

Bedroom

- Master bedroom has pay TV points
- Fly screens provided to all operable windows

Bathroom

- Fully vitrified floor and wall tiles
- Full height rectified ceramic wall tiles
- Semi-frameless glass shower screens
- Extra storage
- Big mirrors
- Hand held “rain” shower head
- Reconstituted stone benchtops

Balcony

- No air conditioning condensers on the balcony
- Glass balustrades
- Power to balcony

AWARD WINNING DEVELOPER.

Since inception in 2003, Blackburne, has had a passion for property.

It's at the heart of everything we do.

Over many years it has been a catalyst for the business to forge together a remarkable team of progressive property thinkers.

As an integrated property developer, our powerful combination of property intelligence and service excellence supports our clients at every step on their property journey.

The developments we create benefit from our property obsession, and so do our many clients. They know that from the ground up, every detail of their new apartment has been designed to deliver an exceptional lifestyle experience, all backed by a professional team delivering integrated property services, including: sales, investment education, strata management, property management and mortgage broking.

We create award-winning developments and have been awarded in consecutive years in the UDIA (Urban Development Institute of Australia) Awards for Excellence for our two most recently completed projects – in 2015 for our project Monarc Apartments Highgate in the Medium Density Development category, and in 2016 for Aria Swanbourne Luxury Apartments in the High Density Development category.

We're proud of our long history, but we're about what's next, what's around the corner. Every element of our integrated business is driven by a desire to apply the most progressive thinking, the most innovative ideas. We stay ahead of the curve so our clients can make the most of change, to secure their future.

BLACKBURNE
OUR STRENGTH - YOUR VISION



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BLACKBURN
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