



METROPOL
OWN THE CITY

YOUR SETTLEMENT GUIDE

Your complete guide to the
settlement of your brand new
apartment.

GEOCON

CONGRATULATIONS
ON THE PURCHASE
AND COMPLETION OF
YOUR BRAND NEW
APARTMENT

Geocon's team of property industry experts are here to help you settle with confidence and on time.

Between now and your settlement, it is important you understand the process and action your obligations, to allow you to settle on time and make the most of your investment.

Settlement is a series of actions which all need to be achieved to secure your new home or investment on time. Geocon has experts at each required action to help you settle on time.

To make this process simple and easy for you, Geocon has prepared this A-Z settlement guide for a stress-free process for you.

If you have any concerns or questions about settlement, contact the Geocon team by checking <http://settlements.geocon.com.au/metropol#Enquiry>

Thank you again for purchasing Geocon apartment. We will be in touch with you again soon to discuss pre-settlement dates.



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THE OFF-THE-PLAN PURCHASE PROCESS

01 

Reserve your apartment

Congratulations! You have reserved your apartment with an initial holding deposit of \$1000.

02 

Exchange contracts

Over the counter or with your solicitor.

Your contract will specify things like the floor plan, the draft units plan and a schedule of finishes and colour schemes. If any queries arise from the contract review, your solicitor will liaise with the developer's solicitor and iron them out.

03 

Finalise contracts and pay the remaining deposit

At this point you are formally committed to the purchase by signing and exchanging the contracts. This is also the point at which the 5-10% deposit is due, less the \$1000 holding deposit.

04 

Construction of your apartment development

This process will typically take 12-24 months.

Geocon will stay in regular contact with you during the build of your apartment and leading into the settlement process.

05  **YOU ARE HERE**

Apply for finance

Apply for finance within 6 months before settlement. Make sure you have calculated all the upfront and ongoing costs that you will need to cover to ensure your budget is sufficient. We recommend using a broker.

06 

The building is completed

The building is completed, Certificate of Occupancy issued & Units Plan lodged. At this point you'll be ready to view your beautiful new home. Geocon will guide you at every step of the way.

07 

Pre-settlement viewing

In the weeks leading up to settlement day you are encouraged to conduct a pre-settlement viewing. This is designed to ensure that the property matches what is described in the contract, and that any special conditions contained in the contract have been met. A pre-settlement checklist is made available to you at your viewing to record any concerns which will then be reviewed by the construction team.

08 

Valuation

As part of the settlement process, your lender may need to send a valuer to finalise your loan. When you first apply for finance, your loan may be conditional upon the valuation of the home, which can't be determined until the building is complete. Geocon will facilitate this process well and liaise directly with the banks/lenders to take valuers through and educate them on all the great aspects of the project, finishes and locations, to get the best outcome for all concerned.

09 

Get ready for settlement

Geocon will notify you and your solicitor when the Units Plan has been Registered with the ACT Government. This is the point when you should prepare for settlement. You can expect settlement to take place a couple of weeks after the units plan has been registered. The Units Plan shows the boundaries of the development's lots and the unit entitlements.

10 

Complete the settlement

Good news – the pre-settlement viewing went well, so the final step is for your solicitor to complete the settlement. As in all property transactions, settlement by a solicitor or conveyancer is the final step. At this point your bank or lender will register the transfer, and will hold the Certificate of Title until you have paid off your mortgage.

11 

Move in or rent out your new home

The deed is done. You can now treat this property as a home, rent it out or even sell it. It's yours. Off-the-plan properties generally include support from a building manager, and Vantage Strata will be able to support you, so any ongoing queries or issues can be channelled through them.

PRE-SETTLEMENT VIEWINGS METROPOL

Metropol's pre-settlement viewings will commence in May 2021. This will be your first opportunity to view your new home or investment.

You will receive an email with instructions to book an available appointment time with the Geocon team. The appointment will be confirmed by a Geocon representative ahead of your appointment.

Why do we have pre-settlement viewings?

To ensure that by the time you are ready to move in, or to rent out your apartment to tenants, everything is in good order.

What if I cannot travel to Canberra to conduct my viewing?

A pre-settlement viewing is encouraged but not required to settle on your property. To facilitate the pre-settlement viewings, Geocon has three options available to you:

1. Arrange to attend a pre-settlement viewing in person. Follow the booking process as per your Invitation email to book your pre-settlement viewing appointment.
2. Nominate a friend or family member with written notification to Geocon by checking <http://settlements.geocon.com.au/metropol#Enquiry>
3. If you cannot attend in person, an independent building inspector can complete the viewing for you.

Rapid Reports offers a comprehensive, independent inspection service for \$220.

The Rapid Reports inspector must be commissioned directly by you to undertake the inspection. Rapid Reports can be booked by visiting <http://www.rapidreportsact.com.au> Simply select 'Our Packages' and then 'Pre-Settlement Viewing \$220'.

What does a pre-settlement viewing involve?

It involves a 10-minute site induction and a 30-minute viewing of your apartment. A Geocon representative will guide you and your accompanied guest through the apartment, recording any items which require attention. Please watch the video to understand the process of a pre-settlement viewing.



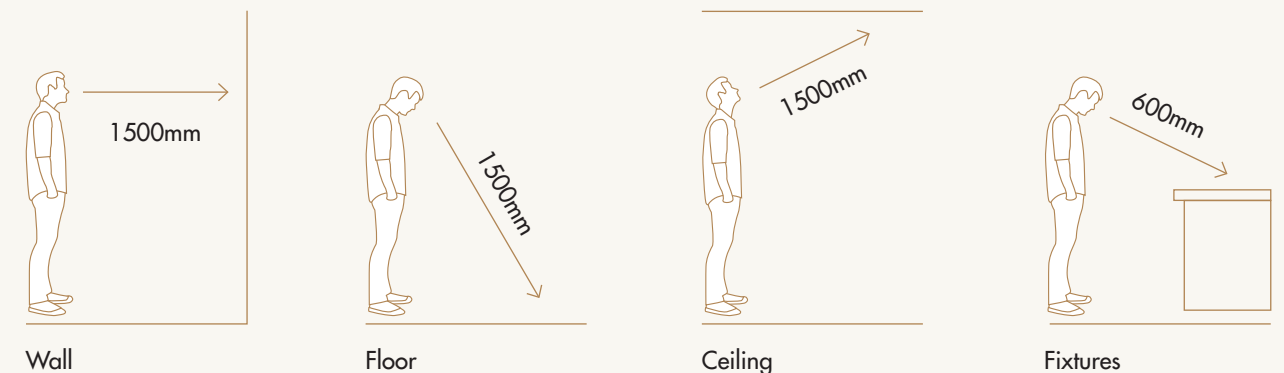
How do I view my apartment?

The positions for your viewing are outlined in the NSW Guide to Standards and Tolerances 2017. The guide explains industry-standard viewing positions and the Geocon representative can also help.

We recommend that you also check your floorplan, appliances and inclusions during your pre-settlement viewing.

Download at: <https://www.fairtrading.nsw.gov.au/>

As outlined in the guide, variations in the surface colour, texture and finish of walls, ceilings, floors, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position, defined as looking at a distance of 1.5m or greater (600mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical' light, which is the light that strikes the surface, is diffused and is not glancing or parallel to that surface.



YOU ARE NOW VERY CLOSE TO GETTING THE KEYS TO YOUR NEW APARTMENT!

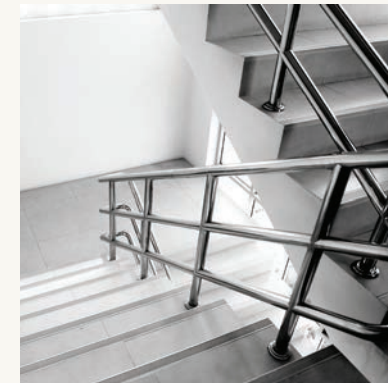
LOCATION MAP





VIEWING REQUIREMENTS

Due to the limited time frame and the large number of viewings required to be conducted, only two people aged 16 years or over may attend the viewings, along with a sales agent. This is to make sure viewings are carried out in a timely manner across the building.



The following rules must be observed for your pre-settlement viewing:

- 1 Closed shoes must be worn. Geocon will supply safety helmets and vests if required.
- 2 You will have 30 minutes to conduct your pre-settlement viewing, so please don't be late for your appointment.
- 3 You must undertake a 10-minute site induction on arrival.
- 4 Access may be via stairs.
- 5 No third-party installers, property managers or tradespeople can attend.
- 6 Common areas will not be available to view during the viewing, this includes your car space and storage cage.

Handy Tips

Bring a camera or smart phone with a camera function.

Bring a second person for an extra set of eyes and help.

Bring a hairdryer or phone charger to test power.

PRE-SETTLEMENT FAQ METROPOL

Will this be the only opportunity to inspect my apartment?

The pre-settlement viewing is your official opportunity to identify maintenance items. Following this inspection, the rectifications are acknowledged as complete when a Builder's Certificate is issued, in your Geocon Customer Portal (<http://mygeocon.com.au>).

Should Geocon be able to accommodate a second viewing prior to your settlement and if time permits, you might also be able to view your car space and storage space.

When will my maintenance items be rectified?

We aim to rectify all pre-settlement viewing items before your settlement. Any outstanding items will be addressed as soon as possible after settlement.

Will I be able to inspect the common areas of my building?

Though viewings are carried out towards the end of the build, some parts of the site may still be under construction. Work health and safety guidelines may prevent us from taking purchasers through these areas.

How do I arrange a Valuation Inspection for my bank representative?

Geocon will facilitate a valuation inspection and provide your financial institution with access to your apartment. We will advise you and your sales agent when your unit will be ready to be inspected, and you will need to notify your financier.

Provide this email address to your Financier: customersupport@geocon.com.au, if you are ready to arrange your bank valuation appointment.

Who can I contact if I would like to know more about the construction updates and settlement?

We will be sending a series of emails informing you the construction updates on your purchase and settlement, please check your email inbox and junk folder to avoid missing any important notifications. Alternatively you can call your agent or submit your questions by checking <http://settlements.geocon.com.au/metropol#Enquiry>

Do I need a lawyer?

We recommend that a conveyancer or solicitor is engaged to provide advice and manage your purchase through to settlement to ensure a smooth process however you do not need to engage a solicitor just for your pre-settlement viewings.

What shall I prepare for the pre-settlement viewing? If I cannot attend, what can I do?

Please refer to the pre-settlement viewing section of this settlement guide. It takes you through the process and we will be onsite to assist you through your viewing. Alternatively you can engage Rapid Reports to assist you with your inspection.

I have a rental guarantee with Geocon, what is the next step once settled?

If you have entered into Rental Guarantee Agreement with Geocon, then Geocon's preferred property management team will be in contact to make further arrangements regarding attendance to your viewing, advertising and letting up your apartment.

Builder's certificate of completion



A Builder's Certificate of completion will be issued after your viewing and the satisfactory completion of any highlighted concerns. Geocon will assess on a case-by-case basis where we are able to invite you back for a second viewing. No further viewings are able to be accommodated past this point.

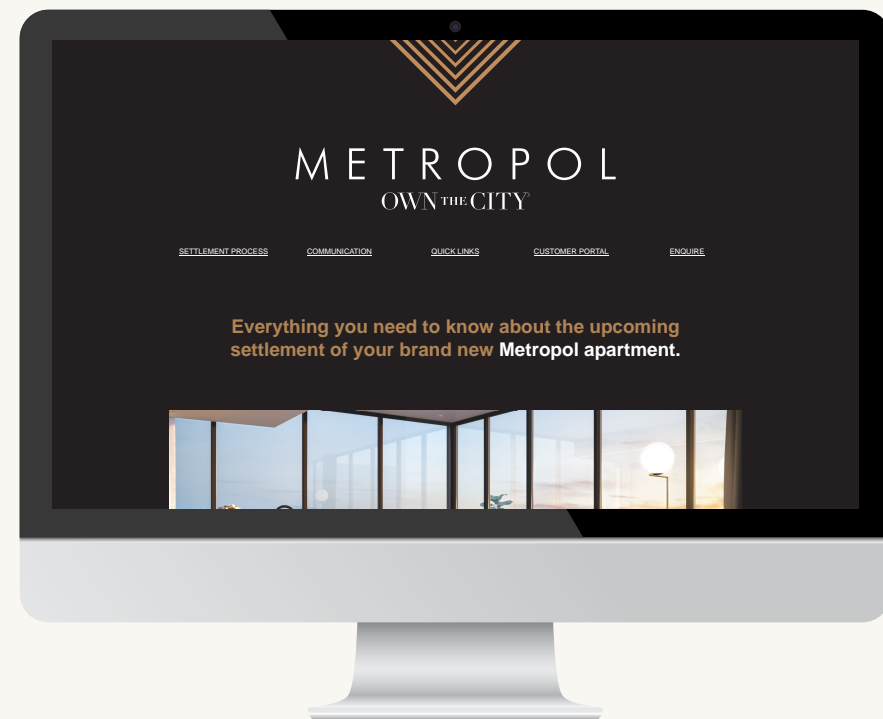


YOUR SETTLEMENT WEBSITE

Your Metropol Settlement Website (<http://settlements.geocon.com.au/metropol>) is your easy reference to locate all the quick links, documents and communications that we have sent you throughout the settlement process.

The website will provide you quick links to the following shortcuts:

- Settlement Guide document
- Login to your Customer Portal
- Finance application and approval
- Arrange rental appraisals
- Book your pre-settlement viewings
- Book Rapid Reports
- List your property for rent
- Order window furnishings and blinds
- View FAQ
- Submit an enquiry



GEOCON CUSTOMER PORTAL

Geocon Customer Portal (<http://mygeocon.com.au>) making life easier for our buyers.

The Geocon Customer Portal is your one-stop destination to find and share important information about your apartment and development. At the portal you can:

1. Find information through each step of the purchase process
2. Claim your keys and move in faster
3. Find information about events and initiatives
4. Get updates about the development and construction of your apartment
5. Find forms and documentations relevant to your purchase
6. Report defects and access the Q&A section

As always, Geocon is here to make the process of buying an apartment easier. For more information of the Geocon Customer Portal speak to your agent, to our Customer Service team or drop into the City Sales Centre on Bunda Street, Civic.



ORGANISE YOUR FINANCE

PREFERED PARTNER



Geocon's mortgage broking partner, moneylab has a wealth of knowledge and expertise to help you organise your finance whether you are an owner-occupier, investor or need a non-resident loan.

Moneylab's team will be in touch with you prior to your pre-settlement viewings to assess your needs.

Call the team and quote "GEOCON" to take advantage of exclusive services at no cost.

✓ Borrowing capacity check

Our expert brokers will calculate and advise the total amount you are able to borrow from the bank.

✓ Cash flow and cost estimate

We will work out your estimated out-of-pocket expenses. This includes the interest rate, tax rebates and costs such as Stamp Duty.

Contact Hamish McIntosh

1300 359 245 | 0417 266 365 | hamish.m@moneylab.com.au

<https://moneylab.com.au/contact-us-geocon/>

**FOR CUSTOMERS
OF GEOCON
WE OFFER THE
FOLLOWING AT
NO CHARGE:**



Borrowing capacity check

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moneylab is an award-winning independent brokerage with a proven track record in off the plan property finance. We ensure our customers receive the best financial advice, providing you with the tools you need to make the right choice for your financial future.

We also offer financial planning encompassing SMSF, investments, budgeting assistance, and insurances. We believe everyone can be financially successful with the right support.

**SPEAK TO ONE OF OUR EXPERTS
TODAY ON 1300 359 245 AND
QUOTE "GEOCON" TO TAKE
ADVANTAGE OF THIS OFFER.**



Download the new moneylab App. Track your finances with just the touch of a button.

**Visit moneylab.com.au
for more info.**



ORGANISE WINDOW TREATMENTS AND BLINDS



Geocon's preferred supplier for installing blinds, curtains and window treatments at your apartment is Watson Blinds & Awnings.

Book Watson Blinds and Awnings to measure for blinds or curtains. As a preferred supplier, Geocon permits Watson to have early access to the development. Other blind suppliers are not authorised for early access, therefore blinds or curtains must be measured and installed after settlement.

Note that blinds and curtains must have white backings to maintain a consistent look across the development's façade.

Contact Ashlee Johnston through the Watson Blinds and Awnings website.

<https://watsonblinds.com.au/apartments/>

02 6280 4443 | 73 Wollongong Street, Fyshwick ACT 2609



PROPERTY MANAGEMENT

If you are an investor wishing to appoint a property management company to take care of placing tenants in your investment property, Geocon can help.

Property Collective has been appointed as Geocon's property management provider. With 20 years of experience in the Canberra market, the team at Property Collective will be available on site at Metropol to help you with your property management requirements.

REQUEST A LANDLORD INFORMATION PACK

Please email pm@thepropertycollective.com.au or call +612 6210 9827 to request a Landlord Information Pack today.



THE
PROPERTY
COLLECTIVE

<https://www.thepropertycollective.com.au/>

WHY CHOOSE A GEOCON NOMINATED, PROPERTY MANAGEMENT COMPANY?

- ✓ Early Access to the building ahead of settlement to secure your tenants.
- ✓ Access to development prior to any other agents in Canberra.
- ✓ Existing in-depth knowledge on your property and the development.
- ✓ Matterport camera system providing HD virtual tours.
- ✓ Extensive marketing campaigns and collateral for the buildings being extended to your investment.
- ✓ Ongoing facilities maintenance and in-house trades.
- ✓ Handling all your outgoing expenses, making tax time easy for you
- ✓ Strict selection criteria and rigid qualifying checks, place only the highest quality tenants in apartments.
- ✓ Digital inspection reports
- ✓ Assistance with your 90-day maintenance reporting and viewings.

STRATA MANAGEMENT



Vantage Strata has been appointed by Geocon as strata manager for this development.

Vantage Strata represents the Owners' Corporation and is your first point of contact for common property issues. They will be responsible for the maintenance of Metropol's common areas.

Strata Management is also responsible for items such as:

- Additional or replacement of keys and swipes
- Booking lifts for moving-in
- Parking issues
- Noise complaints

<https://vantagestrata.com.au/>

Contact Vantage Strata

0467 700 118 | info@vantagestrata.com.au

STRATA MANAGEMENT FAQ

How is rubbish and recycling disposed of?

Rubbish and recycling chutes can be located on most floors. Ground floor residents use the basement to dispose their rubbish.

Who do I call if the bin chute or recycling room is overflowing?

Report all waste overflow or dumping of large items (such as furniture, appliances or boxes) to strata management. The Owners' Corporation will incur fees for any additional waste removal, so ensure you or your tenants are mindful of this. For packing boxes, these should be disposed of at ACT recycling depot. For more information, including locations, visit <https://www.cityservices.act.gov.au/> or contact your strata manager.

Do I need to arrange my own insurance?

The strata manager will arrange your building insurance and can provide you with a copy of the policy. However, owners/residents are responsible for insuring the contents and non-fixed items within their apartments and storage cages. Please familiarise yourself with the Owners' Corporation's building insurance policy before you arrange additional personal insurance.

Investors also need contents insurance, as items such as curtains, carpets and light fittings are all considered contents and are not covered under the building insurance held by the Owners' Corporation.

Can I have a pet?

Owners wishing to keep a pet at Metropal will require approval from the Owners' Corporation after the first Annual General Meeting (AGM). The AGM is when the Owners' Corporation will elect an Executive Committee, which will be responsible for matters such as approving pet requests.

SETTLEMENT

Metropal settlements are expected to begin in mid-2021.

We will notify your solicitor or conveyancer when settlements are called, you will then have 21 working days during which to settle your purchase.

Your conveyancer or solicitor will organise settlement on your behalf and notify you when it is complete. If you don't have a solicitor or conveyancer, we can refer you to one.

You will be able to collect your keys and settlement pack from the on-site settlement team at your appointment or your solicitor if you cannot attend the settlement appointment.

This timeframe is subject to Government Approvals.

What is contained in your settlement pack?

- ✓ 2 Apartment Keys
- ✓ 2 Security Fobs or Swipes
- ✓ 2 Letterbox Keys
- ✓ 2 Window Keys (if applicable)
- ✓ 2 Sliding Door Keys (if applicable)
- ✓ 1 Geocon USB Containing this Settlement Guide, Appliance Instructions/Warranty Manuals
- ✓ Air-Conditioning Remote(s)
- ✓ 1 Carpark Remote Per Car Space



SETTLEMENT CHECKLIST

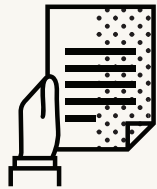
Please ensure you have checked off all the important steps required for the settlement of your apartment.

01



Update your contact details and provide your solicitor an update

02



Commence your finance application

03



Book your pre-settlement viewing

04



If you are an investor, engage a property manager

05



Book Watson's Blinds and Awnings to measure for blinds or curtains

They have early access authority by Geocon to your apartment

06



Connect Utilities

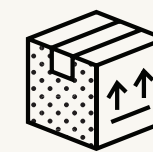
Connect your utilities by contacting ActewAGL or Jemena via phone on: 13 12 93 (ActewAGL) or online via <https://jemena.com.au/> or <https://actewagl.com.au/>

07



Settle your apartment once called to complete your contract

08



Book your move in with Vantage Strata

By emailing info@vantagestrata.com.au

90-DAY MAINTENANCE PERIOD

Geocon has a 90-day maintenance period after settlement, during which you can let us know of any additional maintenance items that need attention.

Your 90-day maintenance period begins on your settlement date (that is, not on the date you physically move into your apartment).

How do I report my 90-day maintenance items?

Geocon Customer Portal (<http://mygeocon.com.au/>) is the only channel to submit any defects. During the 90-day maintenance period, please record all maintenance items, and once completed, submit them on the Customer Portal. Defects can only be submitted once, therefore please ensure all items are recorded when you submit.

Should you have any trouble doing so, please email customercare@geocon.com.au

What's next?

A member of our Customer Care team will then contact you to arrange access to your apartment and the maintenance items on your 90-day list with our sub-contractors.

What isn't qualified as a maintenance issue?

The following items will be unable to be added to your 90-day maintenance list:

- Irregularities in natural materials used in construction of the apartment
- maintenance items caused by natural shrinkage
- chips, cracks, marks or stains in finishes
- and inclusions and appliances that were not notified by the buyer prior to settlement.

What if I have an emergency item?

Please call Geocon via 1300 97 97 57 for emergency maintenance items during the 90-day period. An emergency maintenance item is one that threatens the safety of people or property within your apartment or complex and may include loss of access to, or the usability of, property or an essential service.

After your maintenance period is completed, contact your strata manager. This includes any issues in common areas.

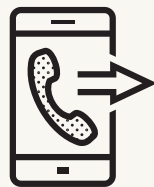
When will my maintenance item be completed?

Our quality assurance team will begin rectification work after your 90-day maintenance inspection. Either yourself or your tenant will be asked to allow our team access to your apartment at specified times.



POST-SETTLEMENT CHECKLIST

01



Contact Geocon maintenance by checking <http://settlements.geocon.com.au/metropol#Enquiry> if required

02



Order additional swipe cards or keys if required through Vantage Strata

03



Compile list of 90-day maintenance items

04



Submit your 90-day list via your customer portal on <http://mygeocon.com.au/>

05



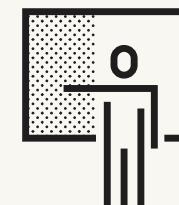
Provide access for maintenance items to be addressed

06



Complete 90-day sign off on completion of reported maintenance items

07



Attend the Owners' Corporation AGM, held approximately 3 months from settlement

GENERAL FAQ

Hot water

Hot water is delivered throughout the complex from a central hot water plant. Each apartment has a hot water control valve. This valve controls the hot water supply to the apartment.

Hot and cold water is supplied through the inlets of a tempering valve. The thermostatic mechanism maintains the mixed water temperature at a constant temperature that is set at 50°C.

IMPORTANT: The temperature of the hot water is delivered as per Australian Standards and must not be changed.

The hot water supply is heated by natural gas. Hot water consumption is measured in each apartment and a calculation of gas used by each apartment is made and charged by ActewAGL or Jemena via individual gas accounts.

IMPORTANT: It is the responsibility of the apartment occupant to establish a gas account with a reputable supplier such as ActewAGL or Jemena. Failure to do so will result in on-charges for post-occupation hot water consumption.

Is there storage available?

Yes, your apartment has a lockable storage cage. Your storage cage is located in the basement floors and will be identified on the Settlement plan. Owners or tenants must provide their own padlock.

As the basement is a wet basement and susceptible to moisture and minor water infiltration, or ingress from vehicles, we recommend that you don't store valuable, perishable or flammable items in your storage cage.

Stone bench tops

The kitchen and bathroom bench tops are made from reconstituted stone.

Although reconstituted stone is an extremely strong material, you must avoid:

- Sitting, standing or climbing on your bench top
- Prolonged direct exposure to hot pots, pans or other items
- Cutting food directly on the surface
- Knocking, dropping or bumping the product with heavy items
- Exposure to strong chemicals and solvents

For everyday cleaning use soapy warm water (mild detergent) and a soft cloth.

Is my bathroom fan working?

Bathroom fans operate with all vents initiated when turned on. This may result in the noise from motor being audible in one bathroom when the switch in the second bathroom or laundry is turned on as they are run by a central motor in your apartment. If you are concerned that your fan is not working, test it by holding some toilet paper under the vent. If the paper does not move towards the fan, contact the maintenance team.

Contact Geocon here: <http://settlements.geocon.com.au/metropol#Enquiry>

How do the smoke detectors work?

The building has a fire alarm system that will automatically alert the ACT Fire Brigade if smoke detectors are activated. The strata manager will test this system from time to time so please report any malfunctions.

When moving into your apartment, you will need to remove the red dust cover and install the batteries as they are supplied in a plastic wrap to prevent them from draining. Once installed, you will need to re-set the alarm using the instructions provided on your settlement USB.

What colour are my walls, doors and ceiling?

All information regarding your colour scheme and finishes is located on the Geocon USB provided in your settlement pack.

Who shall I contact if my car-space is occupied?

Leave a note for the car owners to see and contact Vantage Strata to advise them. Take a photo including the number plate of the car and include this in your communication with Vantage Strata.

How can I set up electricity and gas account?

Please call your preferred supplier or set up online on their home page. Some options to consider are: <https://connectnow.com.au/> or <https://www.originenergy.com.au/>

Does the building have any nominated data-suppliers?

Yes, Metropal has an embedded network and Fibrecorp is the supplier. Information can be found at <https://www.fiber-corp.com/#contact>

How do I pay for water consumption?

Icon Water will issue you with a consumption bill, your gas supplier for gas consumption, your electricity supplier for electrical, ACT Revenue for Rates and Land Tax (if applicable or investor) and Vantage Strata for your Body Corporate Fees.

What is the difference between unit number and door number?

Door number is your postal address, the Unit Number is the number registered on your Certificate of Title.

Can I change the apartment door myself?

Since your apartments door is fire rated and certified door, it cannot be changed or tampered with.

I would like to raise complaints, who shall I speak to?

We are sorry for the inconvenience caused. Please kindly send a message to us by checking <http://settlements.geocon.com.au/metropol#Enquiry>



SYNC[™]
by Hickory.

Technology to manufacture high quality, prefabricated bathrooms offsite on a subassembly line, which are simply installed and connected on arrival to site.

GEOCON AND SYNC INDUSTRIES CREATING BETTER SOLUTIONS FOR YOUR APARTMENT

Geocon and SYNC Industry collaborate to build the most innovative, attractive and functional bathroom pods available in Australia.

At High Society, the pods have been installed in all residential apartments. This follows Geocon's previously successful installation of Pod bathrooms at the award winning Midnight hotel development.

High Society, settled last year, was Geocon's first full project to utilise pods for any entire building, now successfully followed by Metropal.

SYNC Industry's pod bathrooms allow Geocon to build consistently beautiful bathrooms off site, saving time, resources, and money. Geocon chooses to work with SYNC Industry as they are the best in the business, having perfected their trade to lead the construction world in prefabricated bathrooms.

The bathrooms are checked for defects and compliance before being shipped from the Melbourne warehouse, allowing Geocon to simply crane the pods and plug them in. This process saves Geocon time, removing wheelbarrows, sand and tiles from hallways and lifts during construction.

Geocon can rely on SYNC Industries to provide the quality, speed and service we require to keep our customers.

“THEIR QUALITY IS SECOND TO NONE IN THE MODULAR SPACE AND THAT'S EVERYTHING TO US.”

— Damon Smith,
General Manager, Geocon

AS AN INNOVATIVE DEVELOPER, GEOCON SOURCES CUTTING-EDGE CONSTRUCTION SOLUTIONS

Utilising specialised manufacturing results in superior bathrooms across all Geocon projects and assures consistency. This innovative manufacturing style promises high quality as the structural design guards against leaks. All bathroom pods are fully tested and signed off before being installed on-site for a timely delivery.

METROPOL

OWN THE CITY

YOUR POD BATHROOM AT METROPOL

Pod bathrooms have been installed at all residential apartments and hotel rooms at Metropol maintaining high quality and completion timeframes.

From the moment you enter your pod bathroom you will notice the intricate level of detail which has been applied to deliver such a high-quality product. Geocon and SYNC use Abey bathroom ware, which compliments the contemporary colour palettes on offer in our custom Midas, Royale, Gatsby and Lustre (Metropol North), Carbon and Oxygen (Metropol West), Soleil and Luna (Metropol South) schemes.

You might notice the safety slope of your pods between the threshold and the living spaces of your apartment is slightly raised. This has been included to allow for better waterproofing techniques to further reduce the occurrence of faults or defects in wet areas.

The slope not only assures your apartment will not face issues associated with leakage, but also provides better mobility and access moving between the bathroom and living spaces.



OUR GUARANTEE TO YOU

At Geocon, we guarantee our work, maintaining responsibility for the quality of your build long after settlement has taken place.

We pride ourselves on overcoming challenges and providing solutions through clear and meaningful communication which achieves results.

Our customers can invest with confidence with 12 months of service related to any defects or issues provided by Geocon.

Our mission is to:

- Build the best quality product, creating better housing and social outcomes for anyone who chooses to live in one of our homes
- To maintain Australia's most stringent build quality controls which guarantee the structural integrity of our work long after trades have moved off site and you have moved in
- To adhere to all legislative requirements, industry standards and best practices and where possible, we better them
- To build as quickly and efficiently as we possibly can, while also maintaining the safety and welfare of our staff on site.

Our work is also backed up by legislative requirements around warranty and guarantees. For more information on legislative requirements Geocon maintains please visit the ACT Government's Fair Trading website, or search for the Commonwealth Government's Consumer Law mandates.



OWNER/RESIDENT RESPONSIBILITIES

Each Owner is 'responsible' for maintaining their property through personal maintenance. This will help to add value and extend the life of your property.

Some areas that will require periodic cleaning/maintenance include:

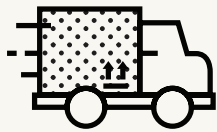
- Cleaning of floor wastes to showers, laundries and bathrooms
- Cleaning of sink and basin traps
- Cleaning of air conditioning and dryer filters
- Cleaning and replacing of silicone to all wet areas
- Opening up the apartment, encouraging air flow, dehumidifying through use of airconditioning to minimise condensation build up.

Each owner is responsible for the replacement and maintenance of any of the following items that may become damaged or faulty through any accident, misuse, neglect or failure outside the warranty period:

- All light bulbs
- Any light fittings or GPO's (power outlets)
- Any taps, flick mixers, tap washers, tap aerators, sinks, plugs, waste pipes
- Any dishwasher hoses or connections
- Locks, door stops, hinges, supply of any extra keys
- Kitchen cupboard catches
- Any laminate finishes
- All painted areas including ceilings, walls, doors, architrave's, skirtings, jambs, windows and reveals
- Toilet system parts, toilet roll holders, towel rails, bathtubs, vanities etc.

MOVING IN CHECKLIST

01



Book movers/ truck

02



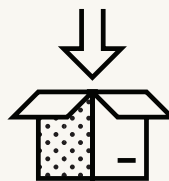
Book your move in with strata at
info@vantagestrata.com.au

03



Book cleaners for rental property

04



Start packing - clearly label boxes

05



Arrange helpers for the day

06



Advise banks, schools, and utility
companies of change of address

07



Set up utilities at your new home -
gas, electricity, phone and internet

08



Arrange final inspection of rental
property

Before you know it, moving day will be here.
If you have put some time into planning the day, it will run seamlessly and
in no time, you will be settled in and enjoying your first home.

Congratulations again and welcome home!



METROPOL

OWN THE CITY

QUICK REFERENCE CONTACT LIST

Geocon Settlement Process

<http://settlements.geocon.com.au/metropol>

Maintenance

customercare@geocon.com.au

Your Customer Portal

<http://mygeocon.com.au/>

Geocon Finance Partner

Moneylab | hamish.m@moneylab.com.au
<https://moneylab.com.au/contact-us-geocon/>

Blind & Window Treatments Partner

Watson | <https://watsonblinds.com.au/apartments/>

Building Management & Strata

Vantage Strata | info@vantagestrata.com.au
<https://vantagestrata.com.au/>

Property Management

Property Collective | pm@thepropertycollective.com.au
<https://www.thepropertycollective.com.au/>

Disclaimer:

The information in this guide aims to help facilitate our purchasers understanding of their obligations to complete the settlement process of their off the plan purchase with Geocon. Processes are subject to change to facilitate easy customer service for our purchasers.

Purchasers are encouraged to seek advice from their solicitor where needed.

The information referenced in regards to dates and times of appointments are subject to change to ensure the safety and compliance of construction completion procedures.

Geocon complies with all ACT and Commonwealth Government building, construction, handover, settlement, advertising and sales regulations.
 Metropol Licence no 18401809. Builder licence no 2013583.
 EER Min 6.