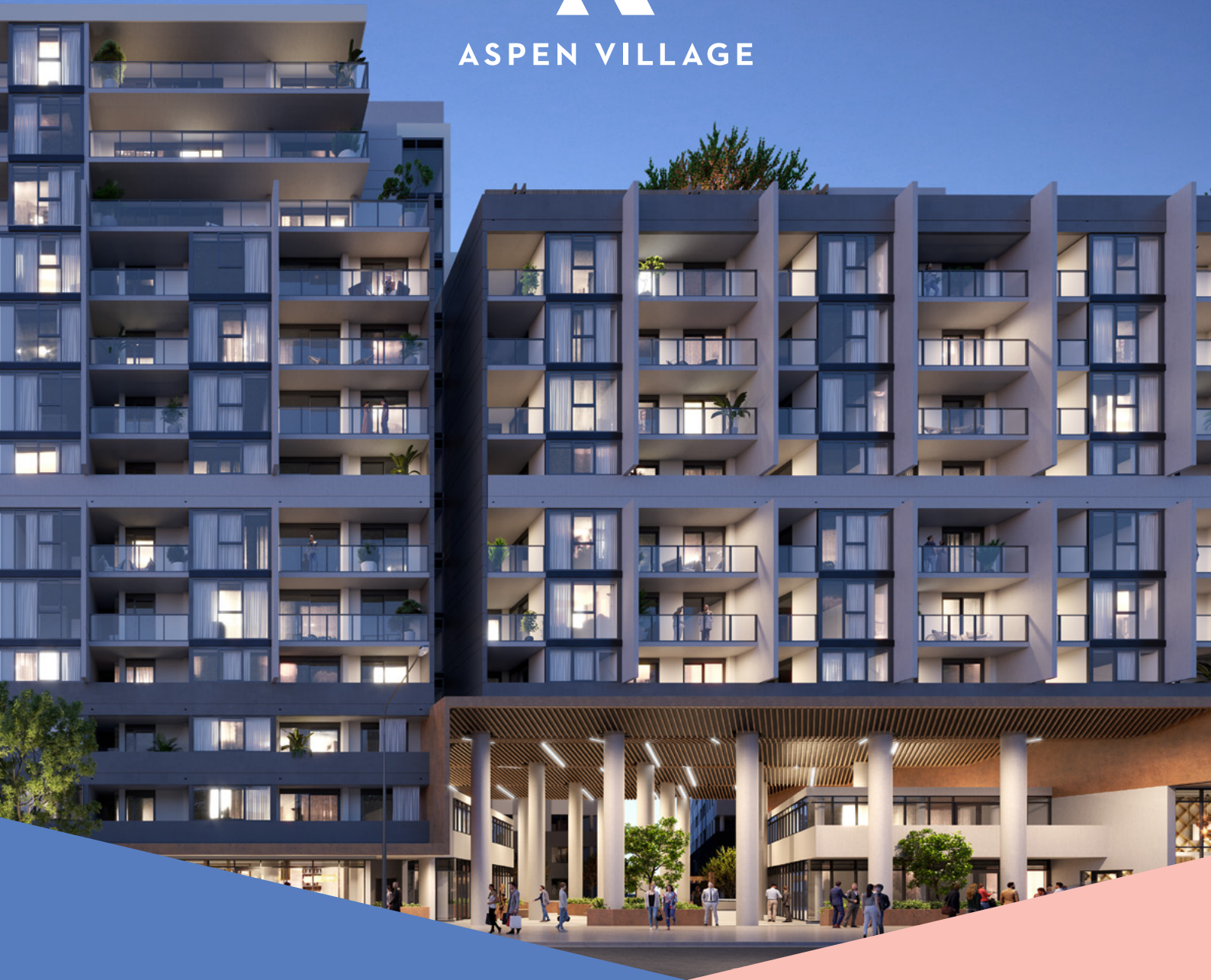




ASPEN VILLAGE



YOUR SETTLEMENT GUIDE

YOUR COMPLETE GUIDE TO THE SETTLEMENT
OF YOUR BRAND NEW APARTMENT.

empire | GEOCON

CONGRATULATIONS ON THE PURCHASE AND COMPLETION OF YOUR BRAND NEW APARTMENT



OUR 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. We have experts at each required action to help you settle on time.

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

If you have any concerns or questions about settlement, contact your real estate agent.

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

- The Empire & Geocon team



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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 

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 any outstanding deposit payments are due.

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 was 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. Empire and Geocon will facilitate this process 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 parties.

09 

SETTLEMENT PREPARATION

Empire and 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.

04 

CONSTRUCTION OF YOUR APARTMENT

This process will typically take between 12-24 months.

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

05 

APPLY FOR FINANCE

Apply for finance a minimum of 6 months from settlement. Make sure you've calculated all the upfront and ongoing costs that you'll need to cover to ensure your budget is sufficient. We recommend using a broker.

YOU ARE HERE

06 

CONSTRUCTION COMPLETE

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.

10 

SETTLEMENT

Good news - the pre-settlement viewing went well, so the final step is for your solicitor or conveyancer to complete the settlement. 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 deal 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, Vantage Strata will be able to support you, with any queries or issues to be channeled through them.

ORGANISE YOUR FINANCE

PREFERRED PARTNER



Geocon’s mortgage broking partner, Goodwin Home Loans, 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.

Goodwin Home Loan’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**

Goodwin Home Loan’s expert brokers will calculate and advise the total amount you are able to borrow from the bank.

✓ **Cash flow and cost estimate**

Goodwin Home Loans will determine your estimated out of pocket expenses. This includes the interest rate, tax rebates and costs such as stamp duty.

Contact Matt Goodwin

matt@goodwinhomeloans.com.au

0402 297 789

goodwinhomeloans.com.au

FINANCE APPLICATIONS

HOW MUCH SAVINGS DO I NEED?

The brokers at Goodwin Home Loans will calculate the exact deposit required based on your purchase price. The following figures are a guide only, and may vary from lender to lender.

First home buyer:

- ✓ Minimum 5% deposit is required with all lenders.
- ✓ Maximum you can borrow is 95% of your purchase price, this includes lenders mortgage insurance (LMI) and purchase costs such as conveyancing fees, government charges, body corporate fees, rates and bank fees.
- ✓ If you are unable to produce a 20% deposit, borrowers will incur LMI and may be required to show 5% of the purchase price in genuine savings.
- ✓ You may be able to borrow with no deposit if you have a family member who can act as a guarantor.

Investor:

- ✓ Minimum 10% deposit is required with all lenders.
- ✓ Maximum you can borrow is 90% of your purchase price, this includes LMI and purchase costs such as conveyancing fees, government charges, body corporate fees, rates and bank fees.

WHEN DO I APPLY FOR THE LOAN?

While you may purchase an off the plan property now; the best time to seek your pre-approval is three months before the dwelling is complete.

We will assess your financial situation to provide the certainty you require to be able to exchange contracts and pay your 5% deposit.

Between committing to an off the plan property and seeking pre-approval, the Brokers at Goodwin Home Loans will put you on a plan to succeed, that will maximise your deposit and lower your LMI.

FROM PAYING YOUR DEPOSIT TO APPLYING FOR PRE-APPROVAL

Between committing to an off the plan property and settlement:

- ✓ Don’t change from full-time to part-time, casual or contract work.
- ✓ Don’t apply for personal loans, credit cards or other things that could affect your credit score.
- ✓ Pay your rent and bills including gas, electricity, water phone and internet on time and in full to avoid compromising your credit file.
- ✓ Try to have a large cash deposit, or even equity in another property, to lower your risk to the bank and avoid LMI.
- ✓ Plan any family changes for after settlement.
- ✓ Stick to a conservative budget and limit your lifestyle spending – including holidays and entertainment.
- ✓ Place regular deposits into a savings account to show that you’re saving for your deposit.

When a lender is reviewing your loan application, they will look at the last 3 months of your spending and assume you will continue to spend in the same way after you get the mortgage.

Sticking to a budget and continuing to put money into your savings account will reassure a lender that you have a low risk of defaulting on your repayments.

GAINING PRE-APPROVAL THROUGH TO SETTLEMENT

The time has come to seek pre-approval from a lender. Your Goodwin Home Loans broker will tailor the right home loan for you and your family. With over 40 lenders at our disposal, you can be assured that you will be getting the best rates possible. We are always happy to have a chat and provide initial advice, even if you are years off from buying a property. It is better to get the right information from the start, so you can carefully plan for the next few years.

PRE-SETTLEMENT VIEWINGS AT ASPEN VILLAGE

Aspen Village’s pre-settlement viewings will commence between May – June 2022. This will be your first opportunity to view your new home or investment.

HOW DO I BOOK MY PRE-SETTLEMENT VIEWING?

Contact your agent to book your pre-settlement viewing.

WHY DO WE HAVE PRE-SETTLEMENT VIEWINGS?

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

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. Nominate a friend or family member with written notification submitted via your agent.
- 2. If you cannot attend in person, an independent building inspector can complete the viewing for you.

Rapid Reports offer 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 rapidreportsact.com.au. Simply select ‘Our Packages’ and then ‘Pre-Settlement Inspection \$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.

WATCH VIDEO ONLINE 

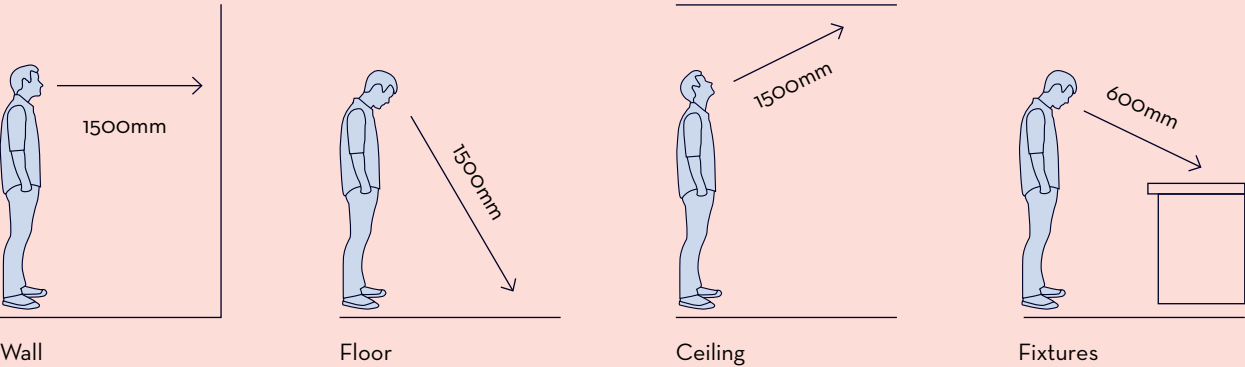
HOW DO I VIEW MY APARTMENT?

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: www.fairtrading.nsw.gov.au

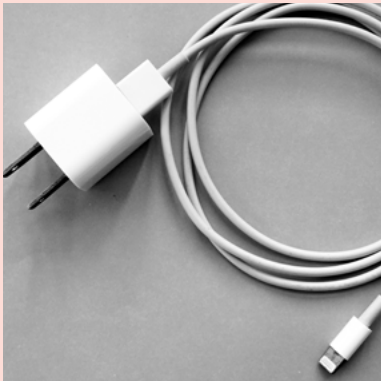
As outlined in the guide, variations in the surface colour, texture and finish of walls, ceilings, floors, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position, defined as looking at a distance of 1.5m or greater (600mm for appliances 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!

VIEWING REQUIREMENTS

Due to the limited time frame and 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 strictly 30 minutes to conduct your pre-settlement viewing. If you're late for your appointment this time will not be extended.
- 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 hair dryer or phone charger to test power points.

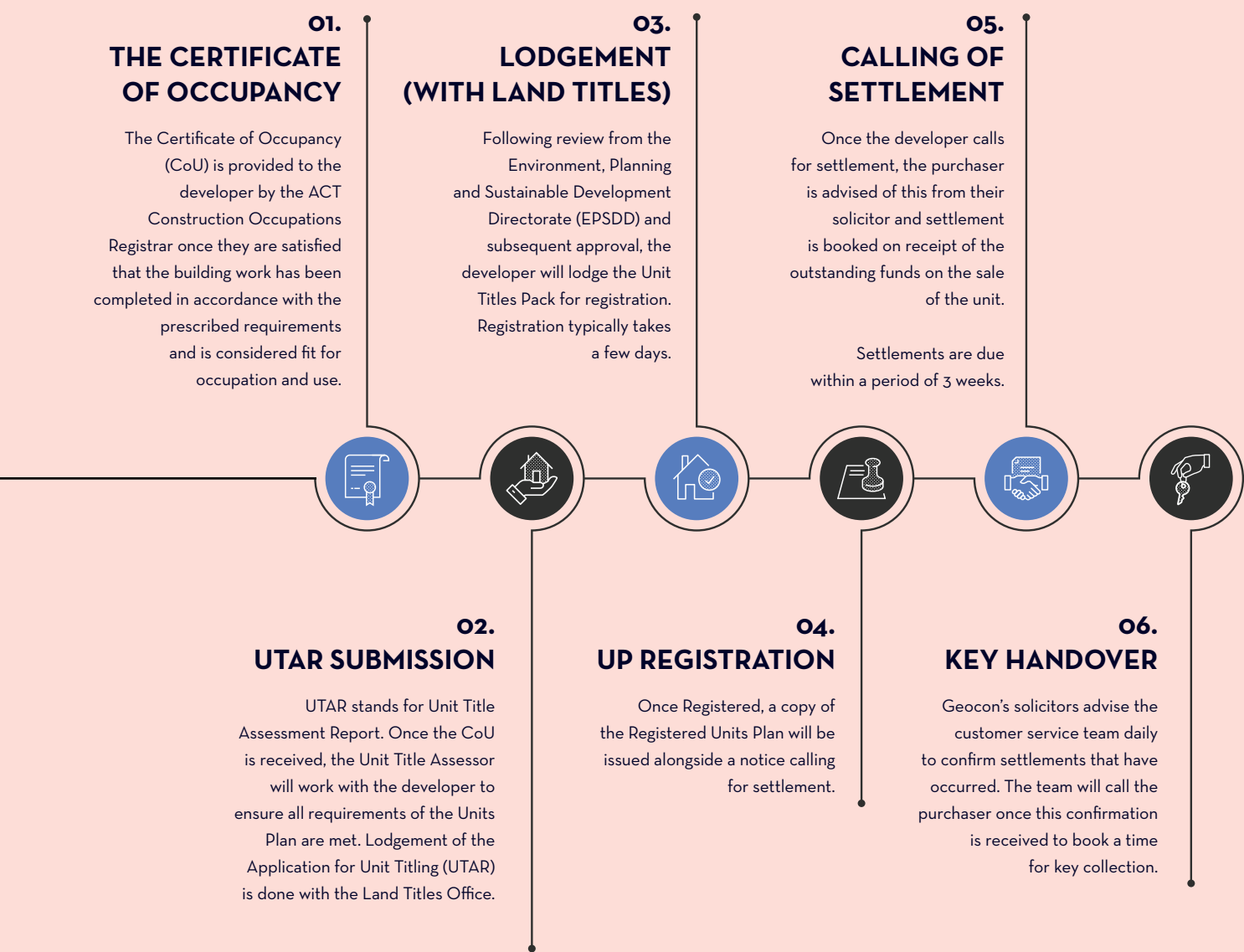
LOCATION MAP

LOCATION AND POSTAL ADDRESS CORNER OF ANKETELL AND OAKDEN STREET GREENWAY ACT 2900



SETTLEMENT FLOW

The settlement process follows as set requirement as outlined below. Geocon will keep buyers updated as to the status of these stages via email communication.



PRE-SETTLEMENT FAQ ASPEN VILLAGE

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 customer portal.

Should Geocon be able to accommodate a second viewing prior to your settlement, and if time permits, you may 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 Geocon 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: valuations@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?

Geocon will send a series of emails informing you of 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.

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. 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 (page 8). Alternatively you can engage **Rapid Reports** to assist you with your pre-settlement inspection.

SETTLEMENT

Aspen Village settlements are expected to begin in August 2022.

We will notify your solicitor or conveyancer when settlements are called, you will then have 21 working days 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, Geocon can refer you to one.

You will be able to collect your keys and settlement pack from Geocon's Head Office (16-18 Mort Street, Canberra City) at a time mutually agreed by you and your sales agent. Your solicitor may be able to attend on your behalf if you cannot attend the settlement appointment.

This timeframe is subject to Government approvals.

What is contained in your settlement pack?

- ✓ Apartment keys
- ✓ Security fobs, remotes or swipes
- ✓ Letterbox keys
- ✓ Window keys if applicable
- ✓ 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

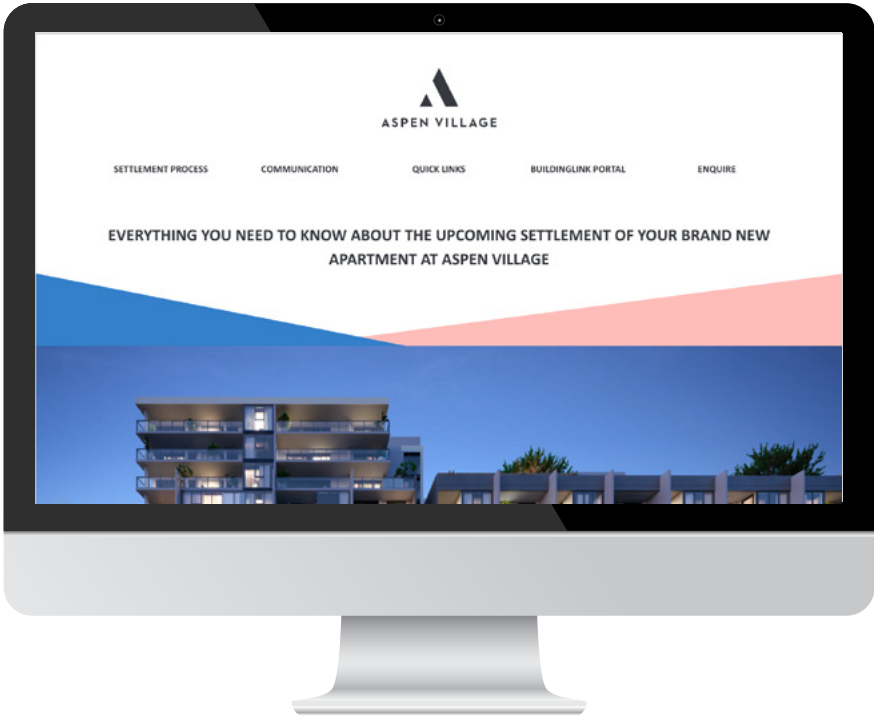


YOUR SETTLEMENT WEBSITE

Your Aspen Village Settlement Website (**settlements.geocon.com.au/aspenvillage**) is your easy reference to locate all the quick links, documents and communication that we have sent you throughout the settlement process.

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

- Settlement Guide document
- Customer portal login
- Finance approval and application
- Book Rapid Reports
- Order window furnishings and blinds
- View FAQ



VIEW ASPEN VILLAGE SETTLEMENT WEBSITE

STRATA MANAGEMENT



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

Vantage Strata represent the Owner's Corporation and are your first point of contact for common property issues. They will be responsible for the maintenance of Aspen Village's common property areas.

Strata Management are also responsible for items such as:

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

HOW IS RUBBISH AND RECYCLING DISPOSED OF?

Rubbish and recycling chutes can be located on all residential floors.

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 an ACT recycling depot. For more information, including locations, visit tccs.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 Aspen Village 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 to be responsible for matters such as approving pet requests.

Contact Vantage Strata

1800 878 728 | info@vantagestrata.com.au

www.vantagestrata.com.au



ORGANISE WINDOW TREATMENTS AND BLINDS



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

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 and therefore 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

www.watsonsb blinds.com.au

02 6280 4443

73 Wollongong Street, Fyshwick ACT 2609

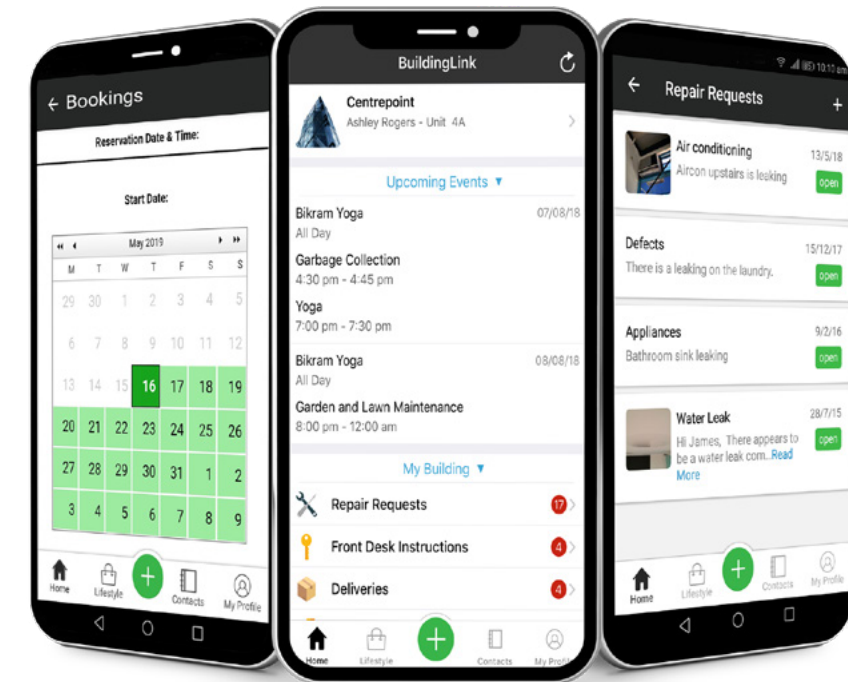
BUILDINGLINK RESIDENT APP

Geocon has partnered with BuildingLink to make life easier for our buyers.

From the app (available to download for both iPhone and Android users), you can:

- Book your move-in
- Submit repair requests
- Make a shared amenity reservation
- View and submit bulletin board posts
- Find announcements about events and resident life initiatives

Download the free BuildingLink Resident App for **Android** and **iPhone**.



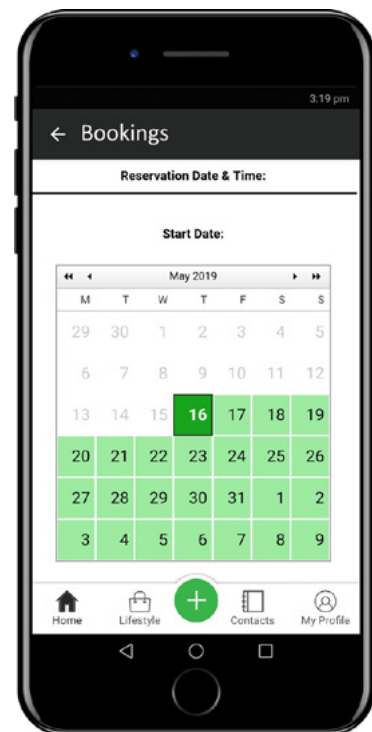
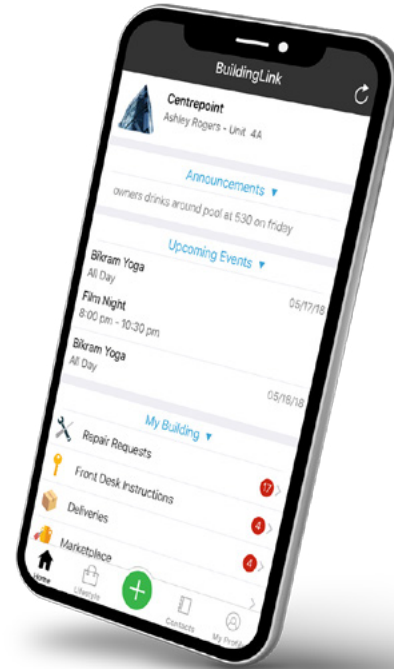


Booking Your Move In

TAP | SELECT | SUBMIT

Submit your move-in reservation via the BuildingLink App. Receive email confirmation when your manager approves your time.

Search for 'BuildingLink' in the app store!



TAP

Click Facilities, tap 'Add New Reservation'. Select the facility you wish to book.



SELECT

After reviewing your building's facility instructions, select the date and time you'd like to book your move-in.



SUBMIT

Double-check your contact details (your email is essential!) and click 'Submit'. You will receive an email from your Building Manager when your reservation has been approved.

www.buildinglinkau.com.au

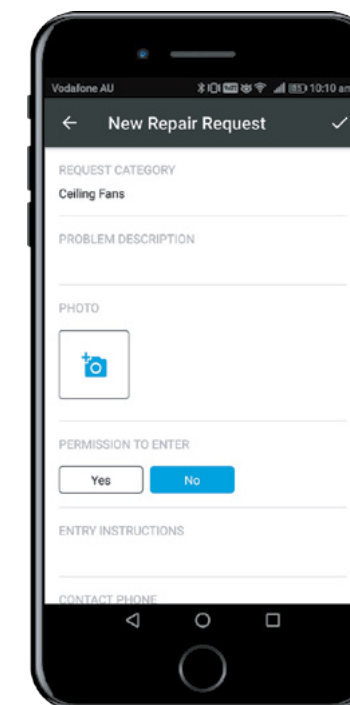
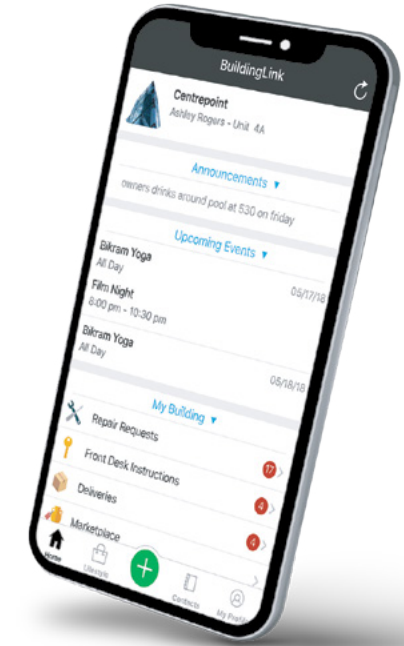
BuildingLink



Submitting Defects

TYPE | SNAP | SEND

Submit & keep up-to-date with defects via the BuildingLink app. Search for BuildingLink in your app store, download the app, and login using your unique username and password.



TYPE

Click on the 'Defects' button and the '+' in the top right corner to add a new item. Select the defect category and add in a description for your request.



SNAP

Take photos of the defect to assist your developer. The more detail you can show, the better!

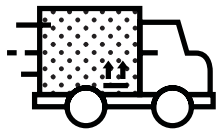


SEND

Add your defect by clicking the ✓ in the top right corner. Your item will be submitted to the management team who will be in touch or add updates to your request.

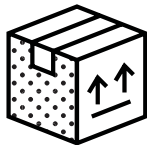
MOVING IN CHECKLIST

01



Book movers/truck

02



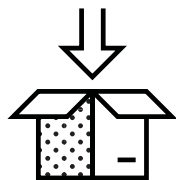
Book your move in via your BuildingLink portal and Vantage Strata

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've put some time into planning the day, it'll run seamlessly and in no time, you'll be settled in and enjoying your new home.

Congratulations and welcome home!

90-DAY MAINTENANCE PERIOD

Your contract contains a 90-day maintenance period after settlement during which you can advise of any additional maintenance items that need attention.

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

HOW DO I REPORT MY 90-DAY ITEMS?

During the 90-day maintenance period, compile a list of maintenance items requiring attention and lodge this via your **BuildingLink** portal login once completed.

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

WHAT'S NEXT?

Once your 90-day maintenance list is successfully lodged via the BuildingLink app, one of Geocon's preferred contractors will contact you to arrange access to your apartment to rectify the maintenance items on your 90-day list.

WHAT ISN'T QUALIFIED AS A MAINTENANCE ISSUE?

The following items will not be able 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 contact Geocon at maintenance@geocon.com.au for emergency maintenance items during the 90-day period, or the appropriate after hours contact located on the back page of this document. 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?

Once your 90-day maintenance list is lodged and the maintenance inspection completed, one of Geocon's preferred contractors will contact you to begin rectification of the items raised. Either yourself or your tenant will be asked to allow sub-contractors in to your apartment at specified times.



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 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, Geocon recommends 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. As both the bathroom and laundry fans are run by one central motor in your apartment, noise may be audible in one bathroom when the fan is turned on in the second bathroom and/or laundry. 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 Geocon maintenance team via your BuildingLink portal.

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 contact your preferred supplier via phone, email or directly through their respective website. Some options to consider are: connectnow.com.au or originenergy.com.au

DOES THE BUILDING HAVE ANY NOMINATED DATA-SUPPLIERS?

Yes, Aspen Village has an embedded network and Fibrecorp is the supplier. Information can be found at 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?

As your apartment(s) 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?

Please kindly contact Property Management by filling in the form at www.vantagestrata.com.au

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 air conditioning 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.



ASPEN VILLAGE

QUICK REFERENCE CONTACT LIST

GEOCON SETTLEMENT PROCESS

settlements.geocon.com.au/aspenvillage

MAINTENANCE

maintenance@geocon.com.au

BUILDINGLINK CUSTOMER PORTAL

Download the free BuildingLink Resident App for [Android](#) and [iPhone](#).

GEOCON FINANCE PARTNER

Goodwin Home Loans | matt@goodwinhomeloans.com.au

www.goodwinhomeloans.com.au

BLIND & WINDOW TREATMENTS PARTNER

Watson | www.watsonsblinds.com.au

BUILDING MANAGEMENT & STRATA

Vantage Strata | info@vantagestrata.com.au

www.vantagestrata.com.au



Aspen Village Settlement Website

EMERGENCY CONTACTS FOR OUT OF OFFICE HOURS

FIRE AND PLUMBING

O'Neill & Brown Plumbing | **02 6297 2022**

ELECTRICITY

Heyday Electrical Group | **02 6280 0400**

empire | **GEOCON**

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.
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