

Frequently asked questions

TEAM			
Who is the Developer?	Kokoda Property		
Who is the Architect?	Cottee Parker		
Who is the Interior Designer?	Cottee Parker & Carr Design (Sub Penthouse & Penthouse)		
CONSTRUCTION			
Expected Start	Q1, 2024		
Expected Completion	Q4, 2025		
CONTRACTUAL INFORMATION			
When is the sunset clause date?	5 and a half years from the contract date in accordance with Qld legislation.		
RENTAL INFORMATION			
What are the expected rents?	Please refer to price list for current market rental estimation		
PROJECT OVERVIEW			
How many apartments within the project?	<p>145 apartments</p> <ul style="list-style-type: none"> 128 2 bedroom apartments 8 3 bedroom apartments 6 Sub penthouses 2 Penthouses 		
How many levels is the project?	21 levels including 3.5 basement car parking levels and rooftop terrace.		
What are the key selling points?	<ul style="list-style-type: none"> Local amenity Transport Local shops Sporting arenas and Schools and Universities (UQ) Only 500m to CBD High end luxury fittings including marble kitchens and European Appliances Boutique & award-winning luxury developer Surrounded by the finest restaurants and cafes. City and river views Proximity to the Brisbane River Hotel style amenities including concierge, health and wellness center, wine room and chef's kitchen with residents dining, residents lounge, cinema, rooftop pool and recreation deck 		
AMENITIES			
What amenity is included in the project?	<table border="0"> <tr> <td> <p>GROUND LEVEL</p> <p>CONCIERGE</p> <ul style="list-style-type: none"> Lobby Lounge Co-Working Space Meeting Room <p>LEVEL P1</p> <p>RESIDENT AMENITIES</p> <ul style="list-style-type: none"> Private Dining and Lounge Cinema Billiard Room Dog wash </td> <td> <p>LEVEL 21</p> <p>ROOFTOP TERRACE</p> <ul style="list-style-type: none"> Dining Area with Outdoor Kitchen and BBQ Infinity Edge Pool Floating Day Bed Cabanas Fire Pit Private Bar & Dining <p>HEALTH & WELLNESS CENTRE</p> <ul style="list-style-type: none"> Spa Cold Plunge Pool Sauna Fully Equipped Gym Yoga Studio </td> </tr> </table>	<p>GROUND LEVEL</p> <p>CONCIERGE</p> <ul style="list-style-type: none"> Lobby Lounge Co-Working Space Meeting Room <p>LEVEL P1</p> <p>RESIDENT AMENITIES</p> <ul style="list-style-type: none"> Private Dining and Lounge Cinema Billiard Room Dog wash 	<p>LEVEL 21</p> <p>ROOFTOP TERRACE</p> <ul style="list-style-type: none"> Dining Area with Outdoor Kitchen and BBQ Infinity Edge Pool Floating Day Bed Cabanas Fire Pit Private Bar & Dining <p>HEALTH & WELLNESS CENTRE</p> <ul style="list-style-type: none"> Spa Cold Plunge Pool Sauna Fully Equipped Gym Yoga Studio
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How will the use of these spaces be managed?	Communal spaces can be booked through the Concierge (and a dedicated online platform/smart device application where applicable) and will be managed by the Building Management Team appointed by the Body Corporate.		

VIEWS			
What views does the development offer?	Views of Brisbane CBD, Brisbane River & Mt Coot-tha can be seen from the upper levels & rooftop. Lower levels have views of Milton and greater Brisbane.		
TRANSPORT			
What is closest public transport?	<p>TRAIN</p> <ul style="list-style-type: none"> Milton Train Station (300m) <p>BUS</p> <ul style="list-style-type: none"> Coronation Drive (100m) – 411, 412, 415, 416, 417, 425, 433, 435, 444, 445, 453, 454, 460, N413 Milton Rail Station (300m)– 470, 475, N449 Park Road (300m) - 471 <p>FERRY</p> <ul style="list-style-type: none"> Milton Ferry Terminal (600m) <p>BIKE</p> <ul style="list-style-type: none"> Bicentennial Bikeway (100m) 		
EDUCATION			
What are the local schools and universities?	<table border="0"> <tr> <td> <p>UNIVERSITIES</p> <ul style="list-style-type: none"> The University of Queensland James Cook University QUT Kelvin Grove Campus Australian Catholic University <p>SCHOOLS</p> <ul style="list-style-type: none"> Milton State School Rainworth State School Bardon State School St Joseph's School (Bardon) Brisbane Grammar School Brisbane Girls Grammar School St Joseph's College St James College Brisbane Central State School Arethusa College Kelvin Grove State College Petrie Terrace State School Ithaca Creek State School Ashgrove State School St Finbarr's School Marist College Ashgrove Oakleigh State School </td> <td> <ul style="list-style-type: none"> Hubbard's School All Hallows School Angelorum College Ironside State School Brisbane State High School St Laurence's College Shafstan International College East Brisbane State School Brisbane Catholic Education St Ita's Primary School - Dutton Park Brisbane Boys College St Ignatius School St Peters Lutheran College Indooroopilly State School Ambrose Treacy College Anglican Church Grammar School New Farm State School West End State School Holy Family Primary School Dutton Park State Primary School St Joseph's Primary School St Ambrose's Primary School Mater Dei Catholic Primary School St Finbarr's Primary School </td> </tr> </table>	<p>UNIVERSITIES</p> <ul style="list-style-type: none"> The University of Queensland James Cook University QUT Kelvin Grove Campus Australian Catholic University <p>SCHOOLS</p> <ul style="list-style-type: none"> Milton State School Rainworth State School Bardon State School St Joseph's School (Bardon) Brisbane Grammar School Brisbane Girls Grammar School St Joseph's College St James College Brisbane Central State School Arethusa College Kelvin Grove State College Petrie Terrace State School Ithaca Creek State School Ashgrove State School St Finbarr's School Marist College Ashgrove Oakleigh State School 	<ul style="list-style-type: none"> Hubbard's School All Hallows School Angelorum College Ironside State School Brisbane State High School St Laurence's College Shafstan International College East Brisbane State School Brisbane Catholic Education St Ita's Primary School - Dutton Park Brisbane Boys College St Ignatius School St Peters Lutheran College Indooroopilly State School Ambrose Treacy College Anglican Church Grammar School New Farm State School West End State School Holy Family Primary School Dutton Park State Primary School St Joseph's Primary School St Ambrose's Primary School Mater Dei Catholic Primary School St Finbarr's Primary School
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SECURITY			
Is there video intercom/security access?	Yes, video intercom and swipe card functionality.		
Can residents access all building amenities?	All residents can access all amenities and the level of their own apartment.		
APARTMENTS			
What is the street address/s for the project?	12-18 Crombie Street, Milton, Queensland, 4064.		
What are the ceiling heights?	Up to 2.7 metres in living spaces.		
BALCONIES			
Do balconies have drains?	Yes		
Are BBQ's allowed on the balcony?	Yes, subject to body corporate approval.		
CARPARKS			
Is there a carpark?	Every resident/owner receives at least one car park.		
Is there visitor parking?	There are 22 visitor carpark spaces.		

Frequently asked questions

WINDOWS/WINDOW FURNISHINGS	
Are window furnishings provided?	All apartments have included window blinds.
Are there restrictions or requirements on window coverings if installed by purchaser?	Yes, limited to roller blinds or s-fold curtain (in accordance with laws contained in the CMS).
What type of glazing can I expect to the windows of the apartment?	Glazing to Australian Standards and the National Construction Code in powder coated aluminium frames.
KITCHEN	
Will my kitchen have a breakfast bar?	Most apartments have either a breakfast bar or dining table extension. Please refer individual floorplan.
APPLIANCES	
What appliances are included?	Miele Appliances.
DIVIDING WALLS/SOUND PROOFING	
What are the dividing walls between units?	Concrete/glass/metal stud partitions to Australian Standards and the National Construction Code including insulated and fire rated plasterboard.
What type of sound proofing is there between apartments?	Acoustic installation to internal wall, floors and ceilings to Australian Standards and the National Construction Code including underlay and batts as required.
ENVIRONMENTAL & SUSTAINABILITY	
What is the average energy rating for the development?	A 5 Star Average Rating across all apartments, demonstrating the high energy efficiency of the building.
What initiatives does the development have for environmental & sustainability design?	The following key ESD objectives will be targeted: <ul style="list-style-type: none"> Indoor Environment Quality Energy Efficiency Water Efficiency Storm Water Management Energy Efficient Building Materials Close proximity to Transport Scheduled Waste Management Construction and Building Management Innovation

DISPOSAL OF RUBBISH	
How is rubbish disposed of?	A designated and separated garbage area is located on Ground floor. There is a garbage chute located on each level, near the stairwells.
COMMUNICATION	
What internet is provided?	Australia's National Broadband Network (NBN)
What is available to watch on TV?	Free to air and Pay TV
AIRCONDITIONING	
What type of airconditioning is provided?	Reverse cycle ducted heating and cooling in the living rooms and bedrooms.
BODY CORPORATE	
What are the likely strata levies per quarter?	Refer to price list
What are the likely council rates and taxes per quarter?	Refer to price list
Who will be appointed to be the strata/building manager?	A Professional Body Corporate Manager
PURCHASING AN APARTMENT	
Can I purchase if I am a foreigner?	Yes, subject to approval from the Foreign Investment Review Board to buy an Australian property.
What are the deposit requirements?	No less than 10% of the contract price is required on execution of the contract of sale (can be up to 20% of the contract price).
How can I pay the deposit?	<ul style="list-style-type: none"> Cash Cheque Bank Guarantee (not ordinarily accepted) The Seller in its discretion may agree to accept in lieu of the actual payment of deposit a bank guarantee ("guarantee") in a form acceptable to the seller issued by an Australian bank to pay on demand to the seller the amount of the deposit. The bank guarantee will be an unconditional bank guarantee with no expiry date or a minimum 6 years
Are deposit bonds accepted?	No
Where is the deposit held?	All deposits are held in an Australian Solicitor's Trust Account and are not useable by the developer.
STAMP DUTY	
What method is used for calculating stamp duty payable?	Stamp duty is payable by the Buyer in accordance with the rates set out by the Queensland Office of State Revenue.