

Post Settlement

INFORMATION SHEET

Thank you for considering an Edge Visionary Living apartment for your next home!

When you purchase an apartment with Edge, we will be here to support you on every step of your journey, not only during the pre-sales and settlement process but long after you move in too.

We understand this is a big decision and Edge is committed to stand behind our project, continuing the high level of service you have come to expect from us. Edge will provide clear communication on all matters, including those relating to strata and building management, via regular Buyer Updates.

In the meantime, we hope you find the following information helpful.

EDGE INVOLVEMENT

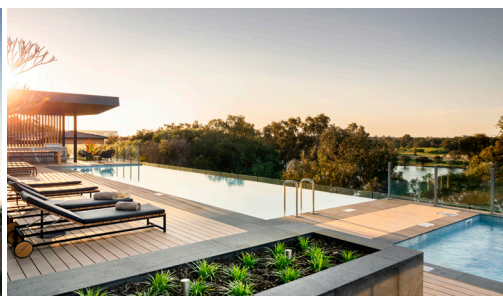
For the first 12 months after construction completion, Edge will act as the Council of Owners (CoO) and engage frequently with the Strata Company to ensure that the building is functioning as it should and is being managed efficiently.

During this time, Edge will invite a number of owners to form a Council of Owners Advisory Group (CoAG). After the first year, and at the AGM, a new CoO will be voted in to carry on the overall care and management of the building.

By this stage a strong relationship has usually developed between Edge representatives, Strata Managers and property owners. Edge will provide a continuation of this support by remaining involved with strata concerns and ensuring a direct line of contact is available for all owners into the future.



Botanical - Completed 2019



Vantage - Completed 2019



Eden Floreat - Completed 2021

STRATA & FEES

Strata is made up of all the owners of the lots comprising the strata plan. Each owner is a shareholder in the company with their ownership/ contribution percentage defined by their unit entitlement. The strata fees are generally less than what is required to maintain a traditional home and cover the services of a Strata Manager who will:

- Maintain the building, common areas and amenities
- Coordinate common areas and amenity bookings
- Ensure building insurance is up to date
- Manage sinking fund and provide an account service
- Manage a building manager/caretaker
- Oversee utilities to common areas and see to periodic repairs
- Maintain landscaping
- See to periodic or unexpected repairs

The Strata Manager will also ensure that a user-friendly platform, a mobile phone app or website, is implemented to easily book residents' amenities and access documentation.

**BUILDING MANAGER/
CARETAKER**

All Edge developments have an on-site building manager/caretaker whose primary duties include:

- Liaise with Edge and Strata Manager about move-in times and procedures
- Manage building presentation & cleanliness
- Coordinate bookings of common use areas with Strata Manager
- Coordinate access for tradespeople
- Assist residents with building issues (common areas)
- Manage access control for residents
- Manage the building plant equipment and assets, including maintenance coordination
- Liaise with Strata Manager and CoO

DEFECTS

As part of the pre-settlement inspection you will have the opportunity to identify any workmanship defects with our experienced team.

We will personally guide you through the process that will include identifying and agreeing to items that are then recorded and sent to the builder for resolution.

Should you pick up any defects post settlement, our in-house maintenance and quality control team will coordinate with our builder and ensure the high Edge standard of finish is achieved in a timely manner.

Please let your Edge representative know if you have any queries on the above and they will be happy to provide you with all the information you require.