



RIVA

COMO

FREQUENTLY ASKED QUESTIONS

Current November 2023

In order to prevent any misinterpretation or confusion, sales agents should limit their remarks about RIVA Como to the information provided in this fact sheet exclusively. This document is not intended to be shared with current or potential buyers.

1) Project description

The development is a 9-level residential building with 121 apartments comprising 67 one-bedroom dwellings, 39 two-bedroom dwellings and 15 three-bedroom dwellings. Communal facilities for the residents are provided on the roof level with views across the Swan and Canning Rivers and Perth CBD. The garden terrace on Level 1 provides an alternative outdoor dining option for residents on windy days.

2) Developer

PRD Perth is a West Australian property developer and project marketing agency. PRD Perth have completed 10 major developments across WA in the last 15 years. In addition to developing Riva Como, PRD's associated company Care Property will be the building and strata company manager for 5 years after completion. This is part of PRD's promise to ensure the building is completed to a high standard and well maintained after hand-over.

3) Architect

Colliere Architecture, one of Perth's leading design and architectural firms are responsible for the stunning design of RIVA Como. The building's design reflects the art deco architectural history of the area exemplified by buildings such as the Raffles Hotel and Cygnet Theatre. To see other luxury buildings designed by Colliere Architecture see 8 Parker Street, 25 South Perth Esplanade and 10 Darley Street South Perth.

4) Builder

A builder is yet to be appointed, works and tender process is in progress with the intention to commence construction in June 2024. Construction is expected to take 2 years to complete. PRD only work with highly credentialled experienced builders.

5) Title

The apartments are sold with freehold strata title. All titles include car bays where allocated. Bicycle and motorbike bays are not allocated to apartments.

6) Details of the project

a. Floors

Carpet with acoustic underlay to living areas, tiles to kitchens and bathrooms.

Upgrade available for 190mm quality engineered timber boards to living and kitchen.

1 bed - \$5,000

2 bed - \$7,500

3 bed - \$10,000

b. **Walls & Ceiling**

Painted plasterboard on a steel frame with insulation between apartments for soundproofing.

c. **Windows and Sliding Doors**

Aluminium frames and glazing

Double glazing to western façade, elsewhere to acoustic engineer's recommendation

Winter garden glass screen doors will be removable by owners at their discretion. There will be no track on the floor for these screens.

Upgrade available for manual roller black-out blinds to main windows - \$2,000

d. **Doors**

Entry – Fire rated painted solid core with select door furniture.

Internal – Painted hollow core with select door furniture.

e. **Ceiling height**

2.7mtrs, except in bathrooms and certain areas where service ducts are located, in which case the ceiling height may be 2.4mtrs

f. **Lifts**

2 lifts form the central core of the building.

g. **Benchtops & Splashbacks**

Engineered stone or porcelain.

h. **Amenities**

Rooftop swimming pool with views of the Swan River

Residents dining with kitchen facilities

Landscaped gardens

BBQ facilities

i. **Access**

Restricted electronic fob access to apartment floors, car parking areas

j. **CCTV**

CCTV cameras will be installed in strategic common areas.

k. **Intercom System**

Video intercom with remote door release

l. **Car parking, motorbike parking, bicycle parking**

Parking facilities available in basement and ground level

All car bays other than visitor bays have been allocated to apartments and included in the strata lot.

Lockable bicycle stores in basement and on ground level

Bicycle and motor bike parking is not allocated to apartments

m. **Embedded Network & Service Provision**

Electricity

- Apartments are individually metered and part of an embedded metering network. This is designed to provide a discounted electricity supply to residents. Savings are passed on to the resident.

Photo Voltaic Cells

- A bank of PVC's will be installed on the rooftop which will assist to reduce power costs for the operation of common areas.

Gas Supply

- There is no gas supply to individual apartments.

Hot Water

- provided as part of the centralised hot water infrastructure.
- sub-meter will be supplied for each apartment and the cost of hot water use will be invoiced by the embedded network service provider.

Internet Service Provider

- NBN Co

Cold Water

- A single cold-water meter will be provided by the supply authority and usage will be billed by strata company to Owners proportionately to unit entitlement.

n. **Airconditioning**

Ducted reverse cycle air conditioning system to each apartment.

1 & 2 bedroom apartments will have a single control, 3-bedroom apartments will have dual controls.

For lower levels the condensers will be placed on level 1 and upper levels will be placed on the roof.

o. **Building Management**

The strata budget has an allowance for a part-time building manager/concierge to attend the property.

p. **Electric Vehicle Charging**

Power supply will provide sufficient capacity to allow trickle charging of electric vehicles on the basis of one charging point per apartment. An option will be offered to all purchasers prior to construction completion for the installation of a suitable vehicle charging station. We anticipate this cost to be circa \$10,000 per apartment if the Buyer elects to instal a charging unit.

ACCESS & SECURITY

Will entry to building foyer be accessible by swipe fob?	Entry to the building foyer is accessible via a swipe fob.
What type of intercom will I have?	A video intercom system to your apartment from the main building entry and car park entry.
What security will there be?	Secured basement car park, secured lift, and secured lobby entry and secure bicycle storage.
What will the building / door locking mechanism be?	The building will have fob access. The apartment front door will have key access.
Where will the mailboxes be located?	Mailboxes for each apartment will be located inside the main ground floor lobby with a dedicated mail room to secure your mail and bulk deliveries.
Will there be an onsite Building Manager?	Yes. The part-time building manager's office will be located inside the main ground floor lobby.

GENERAL

Where are the garbage chutes located?	Garbage chutes are located in bin rooms on each floor.
Is the building pet friendly	Yes.
What is the movement of traffic around the area? Will there be any new traffic lights?	No, the street is a cul de sac.
Will the residents of the other apartments be able to look into my apartment?	No apartments which could potentially overlook neighbouring apartments in the future have privacy screens.
How many lifts are in Riva Como?	The building contains two (2) lifts.
What is the sunset date for Riva Como?	72 months from date of contract
Is the Development Application approved?	Yes.
What are the estimated strata levies?	See levy schedule as they vary depending on apartment value

CARPARKING & STORAGE

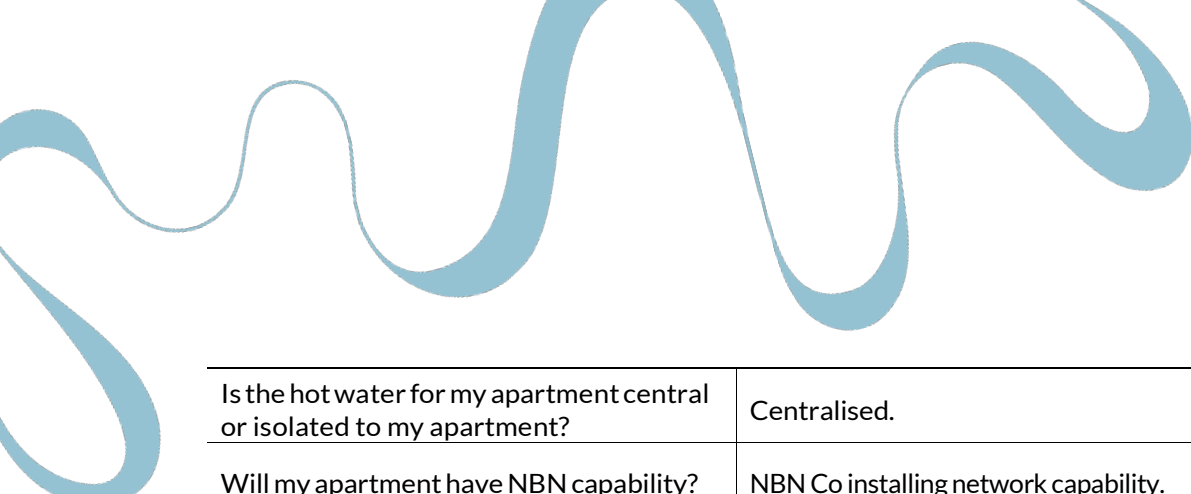
How many car spaces will be available in the development?	Most one (1) bedroom apartments include one (1) car space. All two (2) bedroom apartments include at least one (1) car space. All three (3) bedroom apartments include two (2) car spaces.
Where is the car park entry?	There is one entry point via Melville Parade.
Can I purchase an additional car space?	No
Is the car space open or is it caged?	Parts of the ground floor are open.



Is there street parking available?	Yes.
Will there be any visitor car parking spaces? If so, where are they located?	Yes. There will be visitor car spaces located in the ground floor car park and on the street.
Will I get a storage space?	Yes. These are located within your apartment and will be fitted with flooring, shelving, and lighting.
Is there parking for bicycles?	Yes. There will be bicycle racks located in the car park areas as well as a secure room in the basement and ground floor for bicycle storage.

APARTMENTS

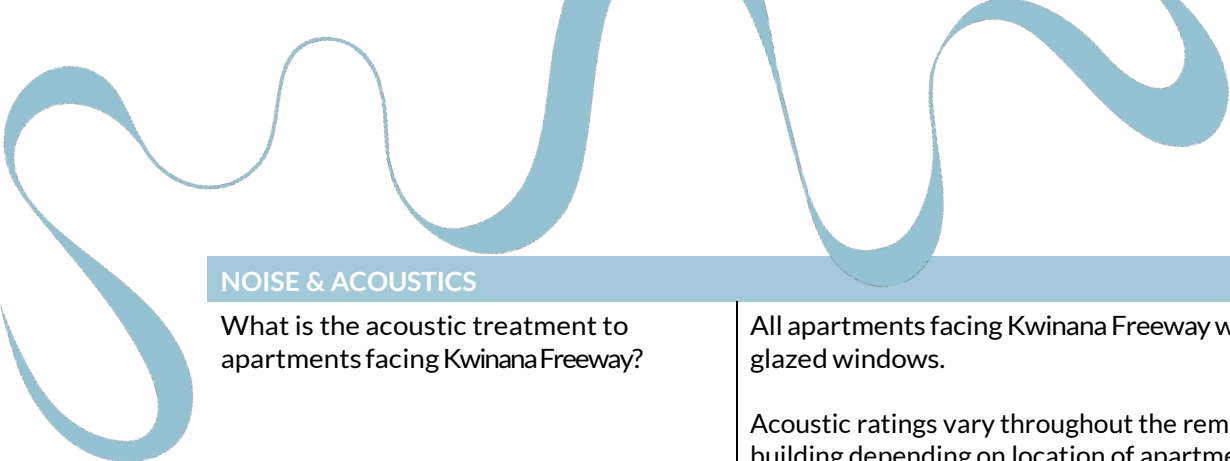
What appliances can I expect in my apartment?	It is intended to have Bosch appliances or similar throughout the building. 3-bedroom apartments have larger cooking appliances. 600/900mm electric under bench oven. 600/900mm electric cook top. Stainless steel vented extraction undermount rangehood. 600mm semi-integrated dishwasher. 4.5kg front load condenser dryer.
What type of ventilation will be used for my range hood?	Vented extraction.
What items will be provided in my laundry?	Laundry tub and condenser dryer.
Will blinds be included in my apartment?	Roller blinds are providing as an upgrade option to all main windows and sliding doors.
Will the apartments have soft close drawers?	Yes, to kitchen drawers.
Will there be any shelving or drawers within the wardrobe?	Yes. A set of shelves and hanging rail will be included.
What will the flooring of the living room be?	Carpet as standard but 190mm engineered timber floorboards are available as an upgrade.
What will the flooring of the balcony be?	Ceramic floor tiles.
Is there gas, water and power to the balcony?	None.
Will the balcony/terrace have a light?	Yes.
How do my windows operate, sliding, awning, etc.?	Mixture of awning and sliding - refer to the floorplan.
Is the window glass tinted?	No.
What material will the exterior wall be made of?	Concrete and glass.
How are the internal walls between apartments constructed?	Discontinuous acoustic, insulated, fire rated wall system.



Is the hot water for my apartment central or isolated to my apartment?	Centralised.
Will my apartment have NBN capability?	NBN Co installing network capability.
How many power points are in each bedroom of my apartment?	Two (2) double power points.
How many telephone points will there be?	One (1) telephone point.
Is the air conditioner ducted or split in the apartments.	Ducted.
Does the A/C have separate temperature controls for living and bedrooms?	Yes in 3-bedroom apartments only.
Where will the A/C condenser units be located?	A/C condenser units will be located on the roof of the building and on Level 1.
What is the ceiling height?	2.7m for all habitable rooms (i.e., living bedrooms). 2.4m for all non-habitable rooms (i.e., kitchens, bathrooms, and corridors). 2.9m for balconies.
What type of lighting will be in my apartment?	LED downlights.

TRANSPORT & FACILITIES

Where is the closest train or bus station?	Canning Bridge train and bus stations are 300 metres walk from Riva Como.
How long will it take to get to the city by train?	Elizabeth Quay is the next stop, 5 minutes away.
How long is it to drive to the city by car?	Approximately 10 minutes.
Where are the closest shops/food outlets?	Applecross Town Centre 500 metres walk. Woolworths Mt Pleasant, Preston Street Como Centre, and Garden City Shopping Centre are also close by.
What are the closest schools?	Como Primary School, Como Secondary College, Penhros College, Wesley College and Aquinas College are close by.
What are the closest universities?	Curtin University is 10 minutes by bus, ECU City Campus 2 train stops, Murdoch University 10 minutes by train. UWA 15 minutes by car.
What parks are nearby?	Royal Perth Golf Club and Collier Park Golf Club are each within 5 minutes by car. Olives Reserve, Neil McDougall Park and Como Jetty are within easy walk. There is also parkland immediately opposite Riva Como.
Is there a gym close by?	Como Health & Fitness Centre, Snap Fitness, XS Fitness, F45 Fitness, SpeedFit, Fitstop Applecross and Jetts Applecross are located near Riva Como.



NOISE & ACOUSTICS

What is the acoustic treatment to apartments facing Kwinana Freeway?

All apartments facing Kwinana Freeway will have double glazed windows.

Acoustic ratings vary throughout the remainder of the building depending on location of apartment.

PROJECT TEAM

Who is the developer?

PRD Developments WA Pty Ltd

Who is the architect?

Colliere Architects.

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