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COFFS HARBOUR

PROJECT & SALES INFORMATION





PROJECT INFORMATION

Key Building Information

- The building address is: 11 Orlando St Coffs Harbour NSW 2450
- The building is 7 levels with ground level retail and apartments on the upper 6 floors
- A total of 32 apartments are provided including;
 - 12 x 2 bedroom
 - 20 x 3 bedroom
- Access to the carpark is provided from the Collingwood Street frontage
- Secure parking is provided over 2 levels, 7x visitor car spaces are provided on site
- Minimal common facilities to keep ownership costs low
- Retail tenants are still to be confirmed, these may include a small cafe and various shops

Project Timeframe

- Hutchinsons Builders are planned to complete the construction of the project
- Construction is planned to commence from early 2026
- Project completion is estimated for mid 2027 inclusive of an 18 month building program
- Timeframe is indicative and subject to confirmation upon finalisation of building contract

Apartment Pricing

- The price range of apartments is as follows:
 - 2 Bedroom: from \$1,050,000
 - 2 Bedroom with Ocean/Harbour views: from \$1,350,000
 - 3 Bedroom: from \$1,250,000
 - 3 Bedroom with Ocean/Harbour views: from \$1,500,000

Ownership Costs

- The estimated annual strata fees are approximately;
 - 2 Bedroom: \$3,000 - \$4,500
 - 3 Bedroom: \$5,000 - \$7,500
- The retail tenancies are not included in the strata scheme of the apartments
- The annual Council rates are approximately \$2,500 - \$3,500 per apartment
- The annual Council water rates are approximately \$1,000 per apartment
- Note: All ownership costs are estimate only and provided as a guide

ELECTRIC VEHICLE & BIKE CHARGING

- Provision for electric vehicle charging power supply is provided in the carpark and to the building's main switchboard as part of the base build
- The installation of private electric vehicle charging systems to individual car spaces is by future owner's selection and cost to suit their own requirements
- The provision of a centrally located EV charging system may be explored within the common visitor car parking area subject to residents interest and demand upon completion of the build
- Provision for electric bike charging is provided in the common bike parking area located adjacent the carpark entry with power points provided for resident's use

AIR CONDITIONING UNITS

- Air conditioning condenser units for each apartment are centrally located within the Level 2 carpark upon common property rather than upon apartment's balconies
- The strata plan allows for an easement over the carpark area to allow for air conditioning condensers for each apartment to be located upon the common property
- The power for each air conditioning unit is linked to individual apartment's distribution board ensuring that the running costs are the responsibility of each owner rather than the strata

STORAGE ENCLOSURE

- Each apartment is allocated a private storage enclosure which is typically located at the front of the nominated car space
- The indicative size of the storage enclosure is 2.4m wide x 1m deep x 2.4m high

STRATA BUILDING BOND & DEFECTS RECTIFICATION

- The NSW Government Strata Building Bond and Inspections Scheme requires the developer to lodge a building bond prior to the issue of the Occupation Certificate
- The developer provides a building bond of 2% of the contract value to the NSW Department of Fair Trading upon completion, this is held for 2 years to ensure defects are suitably rectified
- The building bond is only released upon confirmation by an independent building inspector who acts for the building's body corporate that no defects are present at the conclusion of the 2 year defects liability period
- Information regarding the Strata Building Bond and Inspections Scheme here:
<https://www.nsw.gov.au/housing-and-construction/building/strata-building-bond-and-inspections-scheme>
- The building is further protected by NSW law for a statutory liability period of 6 years for structural defects, with the builder being responsible for defects rectification during this period

PROJECT SALES INFORMATION

Project Sales Enquiries

- Barry Booth
Telephone: 0428 155 891
Email: sales@pippiscoffs.com.au

Vendor Solicitor

- Couper Lawyers
Suite 1, 80 Albany Street Coffs Harbour NSW 2450
Telephone: 02 6601 9060
Email: couperlawyers@couperlawyers.com.au

Couper Lawyers Trust Account Details

- Please obtain the Trust Account details for payment of deposit directly from Couper Lawyers
The reference to be included on the payment is:
 - “Pippis (apartment no.) your Surname”
 - For example, if you purchase Apartment 201, include “Pippis 201 Smith”

Purchase Procedure

- Once you decide to purchase an apartment, Couper Lawyers will issue a sales contract to your nominated solicitor or conveyancer and the property will be noted as ‘under offer’
- It is expected that your solicitor/conveyancer will make relevant enquiries on your behalf and proceed to an unconditional exchange of contracts within 10 business days of the sales contract being issued
- If exchange does not take place within 10 business days, then the property will no longer be noted as ‘under offer’ and the vendor reserves the right to place the property back on the market for sale
- On exchange of contracts, you are required to pay a 5% deposit, which will be held in trust account by Couper Lawyers until completion
- Please note the deposit will not be invested in an interest-bearing deposit account
- The balance of the purchase price is payable upon settlement which will follow 21 days after completion of the building and registration of the plan of subdivision



FINISHES & FIXTURES SCHEDULE

General

Walls	Painted plasterboard
Ceilings	Painted plasterboard, square-set cornice
Glazing	Powdercoated aluminium sliding doors and windows
Acoustic Insulation	Included to inter-tenancy walls, tile floors in living areas

Kitchen

Bench top	Engineered stone
Splashback	Engineered stone
Cabinetry	Timber look laminate finish with melamine internals
Hardware	Soft close drawer runners
Sink	Stainless steel undermount sink
Sink Mixer	Gooseneck mixer
Oven	Miele 60cm electric oven
Cooktop	Miele electric induction cooktop, (60cm 2bed, 80cm 3bed)
Rangehood	Concealed ducted rangehood, (53cm 2bed, 90cm 3bed)
Dishwasher	Miele 60cm semi-integrated dishwasher
Microwave	Miele microwave oven
Fridge Opening	90cm opening (fridge not provided)

Bathroom

Floor	Ceramic tile
Wall	Ceramic tile full height of wall
Vanity	Stone top with undermount basin and drawers
Tapware	Metal finish tapware and mixer
Shower fitting	Wall-mount & hand-held shower head
Accessories	Metal finish towel rails, semi-frameless shower screen
Mirror	Feature mirror to vanity
WC	Ceramic toilet suite

Laundry

Sink	Stainless steel sink with mixer
Cabinetry	Overhead shelving above sink
Dryer	75cm wide space with wall blocking for fixing (dryer not provided)
Washing Machine	75cm wide space (washing machine not provided)

Bedrooms

Floor	Wool blend carpet
Robe Doors	Timber look laminate finish with melamine internals
Robe Storage	Open shelving, drawers and hanging space

Exterior Balcony

Floor	Ceramic tile
Water	Hose Tap

Electrical

Lights	LED downlights
Television	TV point to living and master bedroom
Internet	NBN provision
Fans	Ceiling fans to bedrooms
Air Conditioning	Individual ducted AC system to living & bedrooms
Ventilation	Kitchen, bathroom and laundry externally ducted
Hot Water	Electric hot water system
EV Charging	Provision is made in the main switchboard, installation by purchaser

Access & Storage

Intercom	Intercom between building entry and apartment
Building Access	Security token access to building entry
Security	Camera system to building entry
Lift Access	Lift access to each level
Carpark Access	Remote sensor access
Carpark Height	2.2m clearance
Storage enclosure	Private enclosure located within carpark
Mailbox	Located within entry foyer
Garbage	Refuse chute to each level adjacent lift foyer



REFINED INCLUSIONS LIST

Interior Design & Finishes

- Natural stone-look tiles in living areas - modern and easy-care flooring
- Premium carpet in bedrooms - adds comfort and warmth underfoot
- Coastal inspired colour palette - creates a calming and sophisticated home
- Warm LED lighting throughout all rooms - enhances mood and energy efficiency
- Ducted zoned control air-conditioning - year round comfort in every room
- Full height sliding glass doors to balconies - maximises views and light

Designer Kitchens

- Miele kitchen suite with induction cooktop, pyrolytic oven, semi-integrated dishwasher, integrated microwave - premium European appliances for seamless cooking
- Ducted rangehood to external - maintains high quality internal air within apartments
- Twin undermount sinks - ideal for effortless preparation and clean-up
- Premium timber laminate look laminate cabinetry - functional and elegant finishes
- Soft-close cabinetry - sleek design and convenience
- Fridge water point included - ready for ice makers and chilled water
- Silica-free stone benchtops - durable and stylish
- Oversized island benches - the heart of the home for family entertaining
- Feature lighting above island bench - for a well illuminated work space

Designer Kitchens - 3 Bedroom Apartment Premium Features

- Walk in Pantry with stone bench, appliance space and wrap-around storage shelving - generous and functional space for all entertaining and culinary needs
- Feature shelving and concealed LED lighting to back bench - gallery like display qualities
- Concealed drawer dual-bin storage - practical servicing

Modern Bathrooms

- Wall-hung vanity with stone top - floating style that maximises floor space
- Integrated vanity storage - drawers keep essentials neatly tucked away
- Feature mirror cabinet - concealed storage and power outlet
- Streamlined look tapware - clean lines and easy maintenance
- Fully tiled bathrooms - premium finishes from floor to ceiling
- Frameless glass shower screens - opens up space

Modern Ensuites - 3 Bedroom Apartment Premium Features

- Free-standing back to wall bath (where applicable) - a luxury addition to your home
- Over-sized stone top vanity with double basins and drawers - spacious layout maximises area
- Full width mirror faced cabinet with concealed storage - generous storage for master suite
- Powder Room (where applicable) - for discreet guest use

Balcony

- Spacious over-sized balconies - for outdoor dining and entertaining
- Natural stone-look tiles - premium look and feel
- Tap to balcony - for ease of cleaning and maintenance
- No AC condensor unit located on balcony - maximise useable area and premium appearance

Comfortable Bedrooms

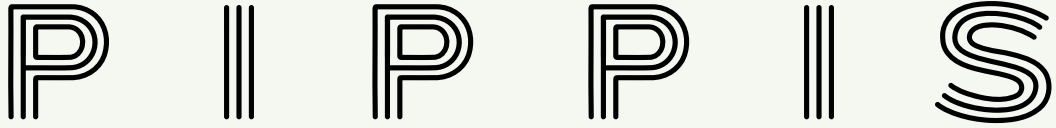
- Built-in wardrobes with both internal shelving and hanging space - maximises storage
- Walk-in robes to 3 bedroom apartments (where applicable) - generous and stylish space
- Bedside power outlets - charge your devices conveniently overnight
- Ducted and zoned air conditioning - sleep comfortably in all seasons
- Ensuite bathrooms to master bedrooms - ease and comfort of use

Smart & Sustainable Features

- NBN ready with data points for wifi connection - future proofed for work from home
- Energy efficient appliances - save on power without compromising performance
- Ceiling fans to bedrooms - for natural ventilation and cooling
- Smart water metering and water saving fixtures - smarter consumption and lower bills
- Refuse chute to each level in central location - practical and easy rubbish disposal
- Sprinkler protection - to the entire building including carpark, common areas and apartments
- Limited building common facilities - minimises ownership strata costs

Security & Peace of Mind

- Private building entry with swipe key - individual access control to maximise security
- Video intercom entry - control guest access from your apartment
- Secure parking with remote sensor access - protection for your car and belongings
- Private resident-only lift zone to each level - more privacy and faster access
- Security CCTV to building entry and foyer - for resident peace of mind
- Generous on-site visitor parking - easy hosting for friends and family



C O F F S H A R B O U R

FINISHES SCHEDULE

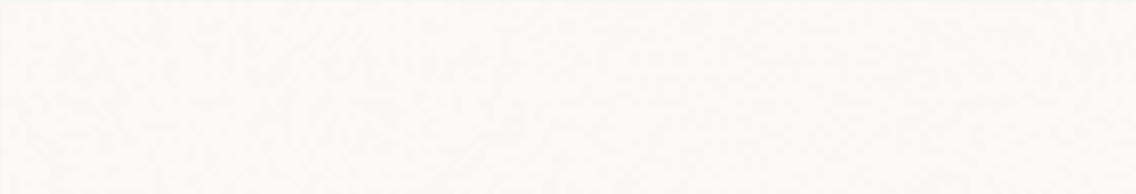
Flooring - Ceramic Tile



Kitchen Bench & Splashback - Stone



Cupboards Joinery - Laminate



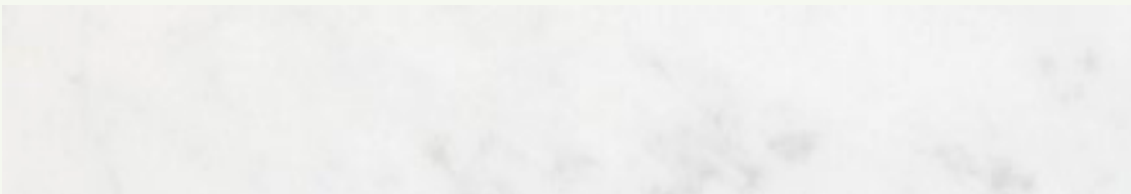
Kitchen Joinery - Timber Laminate



Balcony Flooring - Ceramic Tile



Bathroom Vanity - Stone

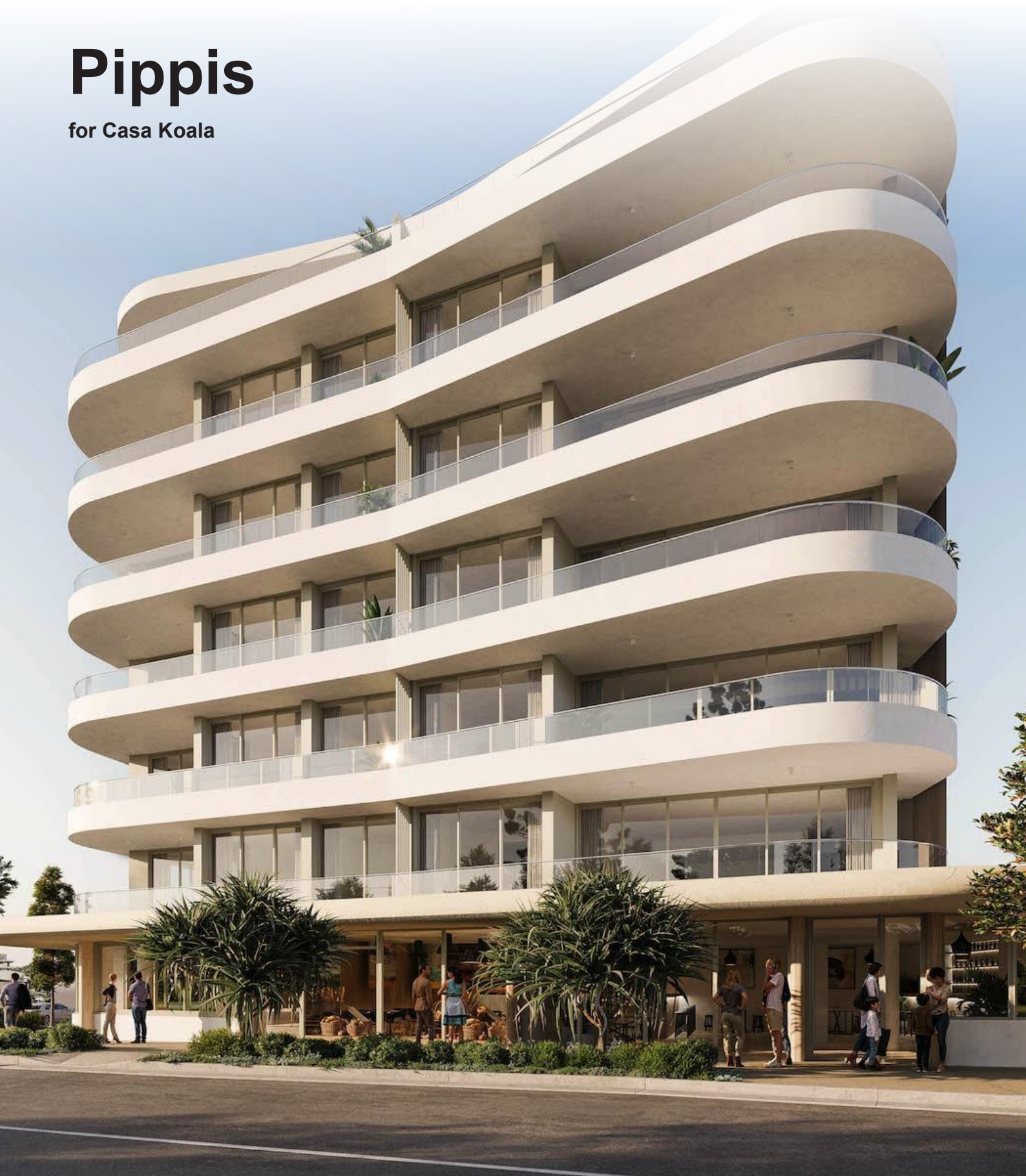


Carpet - Wool Blend



Pippis

for Casa Koala



Executive Summary

The Pippis project aligns perfectly with Hutchies' commitment to delivering high quality, future focused assets. We're excited to work with you on this opportunity and will bring a skilled team in design and construction to identify effective solutions that bring the project to life for Casa Koala.

OUR APPROACH

We find the right balance between effective risk management, specialised expertise, and a construction strategy specifically designed to address your project's unique challenges. Our goal is to seamlessly merge high quality design with excellent construction solutions, while maintaining open communication and focusing on value throughout the planning process.

VALUE MAXIMISATION

- Innovative design approach to leverage value adding opportunities
- True value management that respects original design intent — not just cost cutting
- Collaborative approach to design development and value creation
- Genuine opportunities for local community, employment and business participation during construction

SAFE PAIR OF HANDS

- Australia's number one builder for sustainable buildings with more than \$5 billion worth of certified green buildings built
- Proven performer with extensive experience on other flagship projects throughout Australia
- A wealth of experience on projects with similar constraints, functions and design quality
- Hand-picked, pre-vetted and proven team of subcontractors and consultants where required
- Committed team from project award to commissioning and handover
- Unrivalled subcontractor and consultant network — strong relationships, guaranteed quality, capability, solutions and price
- Solution based value for the life of the facility

TAILORED SOLUTIONS

- Customised approach to design management that creates the best value, efficiency and quality
- Unique methodology to minimise exposure to risk
- Agility — our unique structure enables us to adapt to changing requirements as the project evolves
- Challenging assumptions — we continuously examine accepted conventions to manage risk and cost
- Maximum consideration of energy efficiency opportunities using our in-house ESD Team

OPEN, HONEST AND TRANSPARENT COMMUNICATION

- Single point of contact with direct access to decision makers
- Authentic project partnership based on transparency and trust
- Established relationship with Australia's best consultants developed over more than a century of working together
- Attentive and responsive engagement and management — we work collaboratively with all project stakeholders
- Consistent team from start to finish, providing you a true Hutchies signature delivery experience

Who we are

Hutchies is Australia's largest privately owned builder. Established in 1912, we continue to evolve to meet market demands. From humble beginnings, we have grown to become an accomplished deliverer of sophisticated projects across a comprehensive portfolio.

We are a vibrant and dynamic construction company. Our business has been built on the basis of people and relationships. Our success has grown from our unique flat organisational structure and welcoming culture, and the enduring partnerships we have nurtured with suppliers, subcontractors and clients over multiple generations. We have evolved to a level of sophistication through a focus on collaboration, consistent performance and certainty in delivery. Next generation construction — the Hutchies way.

DIVERSIFICATION

One of the key differences with Hutchies is the extent of our diversification. Each of our 25 construction teams holds a deeply specialised sector capability, with discipline expertise replicated across each. Diversity in sector and geographical experience is spread across the entire portfolio.

Our strength is in our people and their capability. Their proficiency in adapting and transferring skills between teams and specialisations demonstrates diversity and agility across sectors and geography. Team mobility is vital to our ability to be responsive. Where required, Hutchies combines teams and expertise to align with project requirements – particularly in regional centres.

RELATIONSHIPS

Hutchies is built on relationships. We have a strong record of repeat clients due to our non-adversarial, solution orientated and collaborative approach. Our decades-long alliances with suppliers and subcontractors are fundamental to our ability to offer certainty in project outcomes. We know and trust our long-term subcontractors; they align with our culture and expectations; and deliver quality results. They are companies and individuals we work with every day.

Our collaborations and partnerships have become more complex in line with market conditions, but they are also more robust and rewarding for all parties. They result in greater consistency in performance across all areas.

hutchies.com.au/difference ↗



1,900

People



18

Offices & yards



112+

Years' experience



225+

Jobs built annually



\$3.3B

2023/24 turnover



\$404M+

Balance sheet



\$0

Debt



1.53%

Company member
attrition rate

National Presence

INDUSTRY POSITION

As the largest privately owned building company in Australia, Hutchies often receives lots of recognition for our strength and stability. Below is where Hutchies ranks among our peers.

Year	Rank	List
2024	#10	IBISWorld Top Private Australian Companies
2024	#7	BCI Construction League Top 50 Companies
2023	#1	BCI Construction League Top 50 Companies
2023	#2	HIA-Colorbond Top 100 Construction Companies for Multiple Housing
2022	#1	HIA-Colorbond Top 100 Construction Companies
2022	#1	IBISWorld Top Private Queensland Companies
2022	#10	IBISWorld Top Private Australian Companies
2022	#4	BCI Construction League Top 50 Companies
2021	#2	IBISWorld Top Private Queensland Companies
2021	#5	HIA Housing 100 Largest 20 Home Builders
2020	#1	IBISWorld Top Private Queensland Companies
2020	#2	HIA Housing 100 Largest 20 Home Builders
2020	#6	Australian Financial Review Top 500 Private Companies
2019	#6	Australian Financial Review Top 500 Private Companies

DIVERSE MARKETS

Hutchies' extensive experience spans more than 10 sectors and 50 specialist sub-sectors of project types. Everything from early conceptual support on small boutique projects, right through to constructing entire new cities and communities. Mixed use and multi-staged developments are a Hutchies speciality – our diverse experience, longevity and stability make us the perfect partner on long-term projects that take time create.

CIVIL & INFRASTRUCTURE

Power & Substations	Roadworks & Bridges
Services Infrastructure	Subdivisions
Water & Sewage	Transport

COMMUNITY

Aged Care	Centres & Libraries
Cultural & Religious	Defence & Law
Emergency Services	Sporting, Parks & Recreation

HEALTH

Clinics	Hospitals
Research, Development & Science	

MIXED USE

Precincts	Transport Orientated Developments
Town Centres	Multi-Use Buildings

RESIDENTIAL

Community Housing	Display Suites
High / Med / Low Rise	Houses
Retirement	Small Lot / Terraces

COMMERCIAL

Car Parks	Data Centres
Mixed Use	Offices
Sales Offices	Showrooms

EDUCATION

Early Learning	Primary
Tertiary / Research	Secondary
Student Accommodation	Vocational

HOSPITALITY & TOURISM

Bars / Clubs / Restaurants / Cafes	Entertainment & Leisure
Hotels	Tourist Attractions

INDUSTRIAL

Factories	Food & Beverage
Processing Plants	Warehouses

RETAIL

Neighbourhood Centres	Service Stations
Showrooms	Stores
Superstores	

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