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## DEPOSIT & SECURITY

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How is my deposit held and can the developer access it?

Your deposit is lodged in the selling agent's trust account. The developer has no legal right to those funds; they're released only once construction is finished and your solicitor confirms all settlement conditions are met.

What happens if the builder becomes insolvent or cannot finish the project?

If the project is not completed and the contractual settlement conditions remain unmet, your deposit will be refunded in full.

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## CONSTRUCTION & SETTLEMENT

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When is Base Workspaces expected to be completed, and what are the settlement terms?

Practical completion is scheduled for August–September 2025. After that, you will be advised of the likely timing for the Occupation Certificate and strata titling (generally two to six weeks), and you will have four weeks from issue of the OC to settle.

Can I view my unit before settlement?

Yes. After practical completion, you may arrange a site inspection of your unit before settlement.

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## INCLUSIONS & UPGRADES

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What's included in the purchase price?

Each unit comes fully finished with a mezzanine level, kitchenette (overhead cabinets and tiled splashback), floor-to-ceiling tiled bathroom, electric roller door and on-title car parking.

What optional extras are available?

At cost, Units 1–7 can include an off-grid solar package. You can also request sealed floors, internal painting, security systems, air conditioning or a bespoke mezzanine fit-out before practical completion.

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## WARRANTIES, INSURANCE & COSTS

What warranties apply?	Construction carries a 12-month defects liability period, plus any standard manufacturer warranties on appliances or fittings.
What insurance covers the project?	During construction, the builder holds all-risk cover. After settlement, you arrange your own building and contents insurance.
Who pays the ongoing costs?	Tenants generally cover all outgoings (rates, utilities, body corporate etc).

## INVESTMENT CONSIDERATIONS

What rental returns can I expect?	Net returns are currently estimated at 5.75 – 6.75% per annum.
Why choose commercial over residential?	Commercial tenants cover all outgoings, handle maintenance and upgrades themselves, sign longer leases with annual CPI rent reviews, and often leave tenant-installed improvements in place at lease expiry, reducing ongoing costs and boosting value.

## COMMUNICATION & SUPPORT

How will I receive project updates?	Regular construction updates will be provided by email, but feel free to reach out to the agent anytime.
Who can I contact with further questions?	Our team is here to help—just call David Lovell from First National Yamba on 0417 606 278 or email <a href="mailto:sales@baseworkspaces.com.au">sales@baseworkspaces.com.au</a> to get in touch.

