



Frequently asked questions

General

Q. What are the opening hours of the Crace Sales and Information Centre and Demonstration Village?

A. Opening hours are Saturday to Tuesday from 11am to 5pm and Wednesday from 1pm to 7pm.

Q. Do I need to be part of a ballot to purchase at Crace?

A. Not at this stage. The first terrace homes at Crace in the urban precinct were released on a first come first served basis and there is also a waiting list for the next two terrace sales releases. There are no immediate plans to sell house and land or terraces by ballot at Crace.

Q. Are pets allowed at Crace?

A. Yes, pets are welcome in the urban precinct as well as in suburban homes. In accordance with ACT Government requirements, we support the use of cat runs to prevent cats roaming and destroying native fauna.

Q: Where does the 'fibre' from Transact's Fibre to the Home service come from? Does it run straight from the Crace exchange to each terrace or is it from a RIM? If it is the latter, how many homes are there per rim?

A. The cables are run from the main equipment in the TransACT Gateway site that is to be built in the nearby suburb of Forde. TransACT services are not delivered from the Crace exchange (this is Telstra), nor do TransACT use rim technology as they cannot deliver the high speed services or IPTV and Voice and Free to Air RF overlay using RIM.

TransACTs FTTH solution is a state-of-the-art passive optical network solution, as such the fibres from the gateway are split at Local Convergence Points (LCP) throughout the Crace Estate. At this point each home is connected via a fibre. To maximise the available data bandwidth to each home TransACT design a 1 to 32 split at the LCP, which means one fibre from the TransACT gateway equipment is split into 32 individual drops at the LCP. The only active equipment in the network is at the TransACT gateway and the home, in between there is no powered equipment.

Q. What is the timing of the mixed-used area?

A. It is anticipated that the Urban Village will begin to develop in the next two to two and a half years. This is somewhat dependent on the population of Crace, as prospective retailers and commercial outlets will require a viable population base for their businesses to be sustainable.

Q. Are there any schools planned for Crace?

A. At this stage no schools are planned for the suburb of Crace. Crace sits within the Palmerston suburb school catchment area with the local primary school located on Kosciuszko Avenue. The Crace masterplan has pedestrian networks and cycle ways that will be developed to allow for safe and easy access to this school.

Q. Are there any plans to extend Gundaroo Drive?

A. The Government has committed to review the wider road network in Gungahlin following the completion of all stages of Gungahlin Drive Extension to determine the need and timing for any upgrade of Gundaroo Drive and extension of Nudurr Drive as well as improvements to the Gundaroo Drive and Barton Highway intersection. Improvements will be subject to future capital works funding. For more information contact Canberra Connect on 13 22 81.

Crace frequently asked questions continued

Q. Will there be a lot of road noise at Crace?

A. We have employed an independent consultant to conduct acoustic assessment studies at Crace to determine whether noise will be a problem. For most blocks, the noise falls well within acceptable limits. We will be building special mounds (called berms) in a number of locations to help reduce road noise. On a small number of suburban blocks, additional measures might need to be taken to control noise to the upper levels of the house (for example, double glazing). Your Crace Sales Consultant will be able to provide you with more information about where the berms will be constructed and which blocks could be affected.

Q. Who is Community Housing Canberra?

A. CHC Affordable Housing (CHC), a private not-for-profit company and one of the Crace Joint Venture Partners, has committed to purchasing up to 90 dwellings within the Urban Precinct over the life of the development. These homes will be held by CHC as part of its investment portfolio to meet the evolving needs of their clients. CHC's client base is diverse, ranging from public servants, defence personnel, nurses, emergency workers and teachers, whose annual household income, depending on family configuration, must be between \$28,289 and \$82,855.

For more information about CHC Affordable Housing visit www.communityhousingcanberra.com.au

Q. How many roads will there be to enter and exit Crace?

A. There are three access roads into Crace; the main entry roundabout off Gundaroo Drive and two roads off Nudurr Drive, adjacent to Palmerston (one is a roundabout and the second a T intersection). There will be no access from the Barton Highway.

Q. Do I need to provide solicitor's details to purchase at Crace?

A. Yes and this information should be provided at the same time as a deposit is paid.

Q. Who can I phone to discuss any queries?

A. You can phone 1800 751 878 to speak with one of our Crace sales consultants.

Urban precinct

Q. Will there be more terrace homes for sale in 2010?

A. Yes, we still have another 6 sections of terrace homes to sell at Crace over the next couple of years and you should make sure you register your details at www.crace.com.au so we can keep you informed of future releases.

Q. How long will it take to build the terrace homes in Crace?

A. The actual construction period of each release of terrace homes takes approximately nine months. However we will also need to allow for time for approvals and registration of leases. This whole process can take up to 12 months in total.

Q. Who is the builder in the urban precinct?

A. All of the terrace and free standing homes in the urban precinct are being built by PBS Property Group's residential homes division, PBS Homes. They will ensure that construction is of the highest standard, maintaining the company's commitment to 'inspire, innovate and deliver' across all of their projects. For more information visit www.pbspropertygroup.com.au

Q. When will construction start on the first stage?

A. Construction of the first urban section (Section 14) started in July 2009 with the view to being completed by June 2010. The anticipated move in date is approximately August 2010 but buyers should confirm this with their Crace sales consultant over the coming months. This timing meets the requirements for anyone accessing the First Home Owners Boost Scheme.

Q. What are the price ranges of the homes in the urban precinct?

A. For the latest pricing contact a Crace sales consultant on 1800 751 878. Terrace homes in the last urban sales release (Sept 2009) ranged from \$291,000 - \$490,000. **Free-standing homes in the urban precinct (applicable to Sections 14 and 15) are keenly priced from \$494,500-\$528,720 and now selling.** Visit the Crace website for more information: <http://www.crace.com.au/?#?/site/urban> or call 1800 751 878 for more information.

Q. How big are the standard blocks of the terrace homes?

A. Every attached terrace home block ranges from 25m to 30m deep and between 4.5 and 10.5m wide. There are blocks that are 25m deep in certain sections. The rear driveways are approximately 8m wide with two-way traffic.

Crace frequently asked questions continued

Q. What amenities and facilities are planned for Crace?

A. In the early stages, bus routes are planned for the suburb to ensure new residents have access to public transport. A childcare centre and a neighbourhood oval will also be established in the early stages. It is anticipated that the urban village will begin to develop in the next two to two and a half years (depending on population growth).

Q. When will the next terrace homes be released?

A. Due to planning delays outside of our control, the next urban sections being released to market will be in October/November 2009, to allow buyers the opportunity to access the First Home Owners Grant of \$14,000. Those people currently on the waiting list to purchase terrace homes will be offered this release in the first instance, in order of their position.

These releases will only be advertised (if required) to our database so please register your details at www.crace.com.au to stay informed or contact a Crace sales consultant on 1800 751 878.

Q. Is stamp duty payable on both contracts (land and build contract) when purchasing a terrace home at Crace?

A. Yes and buyers should seek their own advice to ensure they are fully aware of their requirements. Your solicitor should be able to provide you with more information and the ACT Revenue Office is also there to assist with any questions regarding stamp duty on land contracts. Contact number is 6207 0028.

Q. Am I eligible for the ACT Government's Home Buyer Concession Scheme?

A. For details on the Home Buyer Concession Scheme in the ACT visit http://www.revenue.act.gov.au/home_buyer_assistance_mp/2

Q: Do I need to see a solicitor to get the "cooling off period" waiver signed?

A. We advise that buyers should see a solicitor to have the cooling off period waiver signed.

Q. Has visitor parking been allowed for in the terrace home sections?

A. Yes, there are visitor car spaces located at the front of the terrace homes in non-designated parking bay areas.

Q. Has turf been included in the landscaping plan for terrace homes?

A. Turf is not included in the Mio and Bravo terrace homes, however the larger terrace homes will include some turf at the rear of the property. The terraces on display in the demonstration village highlight the use of turf and for further details of indicative landscaping designs, purchasers should speak directly to a Crace sales consultant.

Q: What is the definition of a 'garage'?

A. Under the Territory Plan, the definition of a garage is a car shelter wholly or partly enclosed on more than 2 sides and includes an outbuilding. For each terrace type they are as follows:

- Mio — Single open carport with storage
- Mio Plus — Automatic panel lift door to single open carport with storage
- Bravo — Double open carport with storage
- Bravo Plus — Double car accommodation with automatic panel lift door and storage
- Soho and Soho Plus — Double car accommodation with automatic panel lift door and storage
- Tempo Bookend and Tempo Plus — Double car accommodation with automatic panel lift door and storage
- Mondo and Mondo Plus — Double car accommodation with automatic panel lift door and storage
- Quattro Bookend and Quattro Plus — Double car accommodation with automatic panel lift door and storage

Please note that the garages are not enclosed at the rear. They have been designed this way to allow the space to be used as an undercover entertainment area, which opens onto the private outdoor space of each terrace home. The terraces on display in the demonstration village highlight the different car accommodation styles, which have been described above.

Q. How will ownership of terrace homes be registered?

A. The ownership of terrace homes will be registered by Community Title. For further information refer to land contract documentation about Community Title at Crace.

Q. Are all terraces east/west facing?

A. Most of the urban terraces have been designed to sit approximately 15 degrees to the right of E/W, with some north rear oriented.

Crace frequently asked questions continued

Q. What are the acoustic and fire rating requirements for party walls?

A. Under the Building Code of Australia (BCA), party walls are required to provide a Sound Transmission Co-efficient rating of 50 STC 50. The party wall system used with the terrace homes at Crace will achieve a STC 55 rating, which exceeds the BCA requirements. The one-hour fire rating for party walls also achieves the BCA fire rating requirements.

Q. Can you explain how a party wall is constructed?

A. The party walls in the urban terraces at Crace are 265mm thick overall (132.5mm on either side of the boundary). The party wall is made up 90mm stud frame with 10mm plasterboard and insulation batts with a 25mm shaft liner, which provides the fire rating.

Q. Do the terrace homes come with reverse cycle air conditioning?

A. Terrace homes within Crace do not come with reverse cycle air conditioning, however all are fitted with two ceiling fans. The urban terrace homes have been designed to promote cross ventilation and all achieve a minimum (Energy Efficiency Rating) EER 5 star energy rating. Speak to a Crace sales consultant for information regarding the locations of ceiling fans.

Q. Can a reverse cycle air conditioning unit be mounted onto a party wall?

A. Reverse cycle air conditioning can only be mounted on the party wall if another stud frame is provided for the mounting of the A/C unit. If the A/C unit is mounted directly on to the party wall; the STC rating as required under the BCA will be compromised.

Q. What sort of heating is used in the terrace homes?

A. An electric wall mounted heating system is used in all terrace homes within Crace.

Q. Can I put picture hooks up on the walls without compromising the party wall fire rating?

A. Yes

Q. What energy rating do the terrace homes achieve?

A. All terraces will have a minimum (Energy Efficiency Rating) EER 5 star rating. Some terraces, including the Mio Plus and Bravo Plus will achieve more than EER 5 stars when upgrades such as roller blinds on all windows are included. If buyers choose the Green Package with double-glazing to all windows and doors, it is likely that a 6 star rating will be achieved.

Q. What are the external materials used in the construction of the terrace homes?

A. Lightweight materials were selected for use in the construction of the Crace terrace homes, these materials were chosen to achieve a modern contemporary look with a diverse range of textures and finishes. The external materials used in the construction of the Crace terrace homes are made up of lightweight composite cladding from the range of James Hardie's Scyon product. Greenboard render and custom orb corrugated sheeting will also be used depending on the facade design. All external materials used are durable, low maintenance and allow for speed of construction, which makes the terraces more cost effective to build. For more information visit <http://www.jameshardie.com.au>

Q. On which terrace homes can I have a studio?

A. Generally the Mondo or Quattro Bookend terrace homes will be able to support a studio. Please note: it is not possible for studios to be built on blocks next to each other for both fire regulation requirements as well as to ensure the best possible urban design outcomes. The Tempo Bookend terrace can also support a studio as long as the terrace sits on a minimum 8m wide block.

When a studio is selected, the garage that supports it will be built as a brick and pier garage as opposed to a lightweight cladding garage, to ensure it can structurally support the studio above. For more information speak to a Crace sales consultant on 1800 751 878.

Q. How are the terrace homes serviced under Community Title scheme?

A. All terraces in Crace are separately metered from the front of the home, similar to a typical suburban house and land package.

Q. Are there designated spaces for two garbage bins?

A. Garbage bin enclosures have been designed into the front fencing designs.

Q. What are the standard ceiling heights in the terrace homes?

A. The ceiling height in all living areas on the ground floor is 2700. This is higher than the standard ceiling height of 2400. On all upper floors the ceiling height is 2400.

Crace frequently asked questions continued

Q. Are TV, phone and data points included in the terrace home packages?

A. Yes, every terrace home in Crace comes with TV and data points to the living room and a phone point to the kitchen. TV and phone points are also found in the master bedroom. Data points are found in the study nook or second bedroom upstairs.

Q. Do the terrace homes come with a dishwasher?

A. A provision for a dishwasher has been allowed for in the Mio, Bravo, Soho and Tempo terrace homes, which includes a single power point and plumbing. A dishwasher is included in the package for the Mondo and Quattro terraces homes as well as all upgrade options. That is, Mio Plus, Bravo Plus, Soho Plus, Tempo Plus, Mondo Plus and Quattro Plus.

Q. What are the insulation values of the terrace homes?

A. The insulation values to the walls and ceilings are what are required to achieve an EER 5 star. In general, wall insulation is R2.0 and ceiling insulation R1.5 with an Anticon blanket.

Q. What sort of drainage has been allowed for in the outdoor areas of the terrace homes?

A. Drainage, or sumps where required, will be installed to comply with the building code to take storm water away from the property. Front courtyards will have a sump that collects all storm water from the roof and courtyard and direct it to the kerb to water the rain gardens and street tree pits. Sumps or grated drains may not be required to all the backyards.

Q. Are double power points included in the Crace terrace homes?

A. All power points are double except for dedicated power point to fridge, range hood, dishwasher and microwave.

Q. Are heaters and extractor fans fitted in the bathrooms and kitchens?

A. Yes. All bathrooms will be fitted with a light, heat and fan system. Kitchens all feature a range hood that will be ducted externally. Extractor fans are also fitted to laundries, toilets and/or powder rooms.

Q. Are external doors fitted with security locks and screens?

A. All external doors come with fly screens, except for the front door. Front door is fitted with Dead lock. All external sliding doors are fitted with keyed locks. The terrace Studio does not have any flyscreens.

Suburban house and land packages

Q. Can I buy a house and land now at Crace?

A. Yes. Land with approved house designs is now selling in Stages 1A1, 1A2 and 1A3 of the suburban precinct and can be purchased through the Crace partner builders. To see the full suite of Crace portfolio designs visit the website and click through on the HOME FINDER icon.

Buying at Crace is a little different to what people may be used to and for more information about the sales process you can visit our website to download *The Crace Sales Process Choosing a house from our Partner Builders* brochure. This can be found by navigating from Suburban Style to Buying at Crace. Alternatively the direct link is http://www.crace.com.au/resources/pdfs/Process_CraceBuilders.pdf

Q. Can I build my own house design at Crace?

A. Yes, however we would in the first instance encourage you to review the extensive range of approved designs from the Crace portfolio – there are 60 designs to choose from which can be viewed on the website by clicking the HOME FINDER icon. By choosing one of these homes, many of which are architecturally designed, the process of building a new home and securing land at Crace is much simpler. You can also avoid the costs associated with design application fees and external builder bond payments.

Our partner builders, Today's Homes and Lifestyles, Vogue Constructions, APA Homes, Classic Constructions and ADR Homes would be delighted to work with you and can modify floor plans from the Crace portfolio to suit your needs. Visit www.crace.com.au and navigate to *The Team* for more information about these local builders.

If you do decide to use your own house design, you will need to submit your design for approval to the Crace Design Coordinator and comply with the requirements outlined in the Crace Pattern Book in order to purchase a block of land. You can download a copy of the Pattern Book by visiting the Crace website, and navigating from Suburban Style to Buying at Crace. Alternatively the direct link http://www.crace.com.au/resources/pdfs/Pattern_Book.pdf

For more information about the design approval process contact the Crace Sales and Information Centre on 1800 751 878.

Crace frequently asked questions continued

Q. Where is the Pattern Book located on the Crace website?

A. It is located in the Suburban Style section under the Buying at Crace navigation button. Importantly you should familiarise yourself with this section to understand the way in which the Pattern Book should be used. You can also type in http://www.crace.com.au/resources/pdfs/Pattern_Book.pdf to access a PDF copy.

Q. How many blocks will be released at Crace?

A. Over the life of the project there will be approximately 650 suburban blocks released to the public, ranging from approximately 450m² to 760m². For more information contact the Crace Sales and Information Office on 1800 751 878.

Q. When will the larger blocks be released?

A. Larger blocks over 600m² will be available in Stages 1A2 and 1A3m have recently been released as house and land packages through our panel builders

Q. Where can I get more information about house and land packages?

A. Information regarding suburban house and land packages at Crace can be found at the Sales Information Centre. The centre and demonstration village is open from Saturday to Tuesday from 11am to 5pm and Wednesday from 1pm - 7pm.

Our sales consultants would be delighted to hear from you and provide more information about the complete range of living options at Crace. If it is convenient, we would encourage you to make a **weekday appointment** with us by calling 1800 751 878 as soon as you can. The weekends can be particularly hectic in the sales office and it is important to us that we can address your queries in a timely and focused manner.