

FREQUENTLY ASKED QUESTIONS



IS MY DEPOSIT SECURE?

Buying off the plan requires a deposit to secure the property. Your deposit will be held safely in a solicitor's/conveyancer's trust account until the project has been completed, or the sunset period expires. A trust account is an audited account to protect your deposit.

HOW MUCH ARE STRATA FEES?

Every effort has been made to keep the strata fees low at METRO425. For further information please contact Constantine Pappas.

CAN THE DEVELOPER CHANGE THINGS WITHOUT MY PERMISSION?

Variations such as moving walls won't be allowed due to the structural loads. No further changes can be made to selections once they have been finalised after the cooling off period. Sometimes specific products aren't available and will need to be replaced with a similar product.

WILL I BE ELIGIBLE FOR ANY GRANTS?

The SA Government is constantly changing the eligibility criteria. To see if you are eligible go to -

- <https://www.revenuesa.sa.gov.au/grants-and-concessions>



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WHAT TAX BENEFITS ARE THERE FOR AN INVESTOR?

There are two main tax benefits:

- Depreciation savings are highest in the first year where you can claim on the building as well as the fittings and fixtures such as appliances, blinds and carpet.
- You can negative gear if you have a shortfall where your rent etc., does not cover all your mortgage repayments.

HOW WILL I GET UPDATED ON THE PROGRESS OF METRO425?

You will be provided with photos as the construction progresses. You can also follow the progress on the METRO425 website and Facebook page. You can drive past METRO425 but cannot go on site for safety reasons.

WHY I SHOULD BUY AN APARTMENT AT METRO425?

The apartments at METRO425 have been designed with quality in mind. The area has been rated Adelaide's BEST up and coming locality, close to many amenities and between the city and the sea. Rated No.1 overall to live, work and play. Make sure to be in at the beginning of this growth to capitalise on prices.

SELECTIONS AND INCLUSIONS

- You can choose from 2 colour schemes 'Sunrise' and 'Sunset' with further choices within them
- Kitchen cupboards and robes can be upgraded at an extra cost
- BIR have mirror doors, but you can choose to not have these
- There will be multiple power points with consideration of the use of the room
- Fridge space is 900mm wide

For more information about URB4N, please contact Constantine Pappas on 0423 047 020 or 08. 8372 2988 or email con.pappas@unley.rh.com.au

To make an appointment at the Display Suite, or find out about the opening times, please register at www.walpol.com.au/display_suite or contact Constantine.



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