

## The Range

| No                    | Design                          | Features  | Sq. mtr              | *GS fee | *** F&B fee | Current Lease Price |
|-----------------------|---------------------------------|---|----------------------|---------|-------------|---------------------|
| <b>NEW APARTMENTS</b> |                                 |   |                      |         |             |                     |
| 401                   | CYPRESS POINT-A                 | 2 bed, media rm, 2 bath, study nook, lounge, dining, kitchen, balcony <b>(AMARA)</b>          | <b>UNDER DEPOSIT</b> |         |             |                     |
| 404                   | AUGUSTA -T                      | 2 bed, 2 bath, study nook, patio, lounge, dining, terrace <b>(ALASKA)</b> <b>SALES OFFICE</b> | <b>UNDER DEPOSIT</b> |         |             |                     |
| 411                   | PEBBLE BEACH – A <b>DISPLAY</b> | 2 bed, WIR, 2 bath, study , patio, lounge, dining, media rm, balcony <b>(AMARA)</b>           | <b>UNDER DEPOSIT</b> |         |             |                     |
| 415                   | PINE VALLEY <b>DISPLAY</b>      | 2 bed, 2 bath, study nook, lounge, dining, balcony <b>(DAVINCI)</b>                           | <b>UNDER DEPOSIT</b> |         |             |                     |
| 421                   | LYTHAM – A <b>DISPLAY</b>       | 3 bed, 2.5 bath, study nook, lounge, dining, balcony, butler's pantry <b>(AMARA)</b>          | 270                  | \$925   | \$62        | \$1,449,900         |
| 423                   | LYTHAM – B <b>DISPLAY</b>       | 3 bed, 2.5 bath, study nook, lounge, dining, balcony, butler's pantry <b>(DAVINCI)</b>        | <b>UNDER DEPOSIT</b> |         |             |                     |

## Monthly General Service Fee

The monthly fee is designed to simplify household budgeting by incorporating many of the typical household costs into one regular charge.

Additionally, it also funds the ongoing operation of the facilities and services provided. The fee is levied to meet the cost of:

- Council rates
- Water rates
- Emergency Services levy
- 24 hour emergency call system
- Insurance of building, common areas, communal plant & equipment and common area contents
- Lighting of Public & common areas
- Repairs and maintenance of common areas and communal plant & equipment
- Use and maintenance of the extensive common facilities including the lifts
- Administration costs
- Cleaning of common areas and rubbish removal
- Gardening of common areas
- Gardening of front yards

The general service charge is charged per month & is payable monthly in advance. The amount of the levy & the basis upon which it is calculated is reviewed annually. **(New charge effective as at July 1<sup>st</sup> 2023)**

**\*GS Fee General Service Fee**

**\*\*Stand-alone villa**

**\*\*\*Golf Club Food & Beverage fee: \$62 per person, per month**

**All details are subject to change (Version 182)**