

Art Series

Blackman Hotel levies

UNIT 208, 452 ST KILDA ROAD, MELBOURNE

A key benefit of participating in a shared ownership system is that all costs typically associated with whole ownership are now shared amongst the owners.

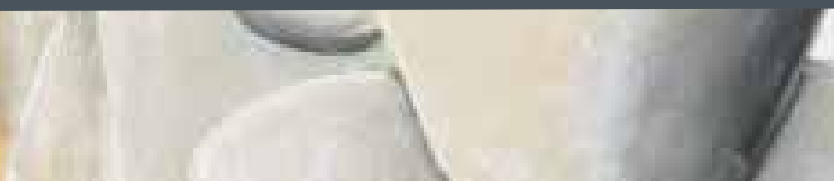
Imagine a holiday home ownership experience free of maintenance hassles for a fraction of the cost...now that's a smart idea!



BLACKMAN HOTEL LEVIES		
	Annual	Qtrly
Audit Levy	42	10
Annual Spring Cleans	17	16
Specialist Maintenance Contractors	83	21
Monthly Scheduled Maintenance	63	16
Insurance	42	10
Resort Services (concierge, check-in etc.)	166	42
Rates Allowance	625	156
Contingency	109	27
TOTAL GENERAL LEVIES	1147	287
USAGE BASED EXPENSES		
Exit Cleans (4)	280	70
Sub Total	1427	357
Management Fee to Dransfield	1000	250
TOTAL LEVIES (Excl. GST)	2427	607
GST payable	242	61
TOTAL LEVIES (Incl. GST)	2670	667

notes:

- Levies include 4 exit cleans. Any mid stay cleans requested by the owner will be charged separately
- Any unspent monies will reduce the following years annual levies
- The amount above is for the 2011 calendar year only. Dransfield may adjust the annual levies as required.
- Monies are held on trust for owners
- Excludes land tax



luxury service for a fraction of the cost

You get to enjoy a luxurious holiday apartment close distance to the Melbourne CBD, with the knowledge that it will be fully maintained to the Art Series standard by the team at the Blackman Hotel. Here is a list of what is included in your annual levies

- General monthly maintenance performed by on site maintenance staff which includes
 - Painting
 - TV, smoke detector and other FF&E testing
 - External review of all windows, balconies etc.
- Exit cleans to Art Series Hotel standard
 - Clean of all bedrooms, bathrooms and kitchen
 - Replenish of guest supplies
 - Deep “spring” clean on annual basis
- Further scheduled maintenance provided by specialist external contractors
 - External window cleaning
 - Air conditioning service
 - Hot water service
 - Pest control
- 24 hour front desk concierge service provided by The Blackman
- Night security
- Full audited reports for apartments
- All council, water, gas rates paid on behalf of owners
- Insurance managed by Dransfield Shared Ownership
- Maintain games, IT and other ancillary items

To find out more phone Dransfield on 02 8234 6633 today

Visit us at 452 St Kilda Road, Melbourne VIC

Email sharedownership@dransfield.com.au

Website www.artseriesshared.com.au
