



The Boathouse *Precinct*

Retail & Dining Deck Extension

Quick Info Guide for Stakeholders

This guide addresses questions raised by owners and residents about the Retail & Dining Deck Extension. It draws on the construction plan, governance considerations, and stakeholder feedback to provide clear, positive, and transparent answers.

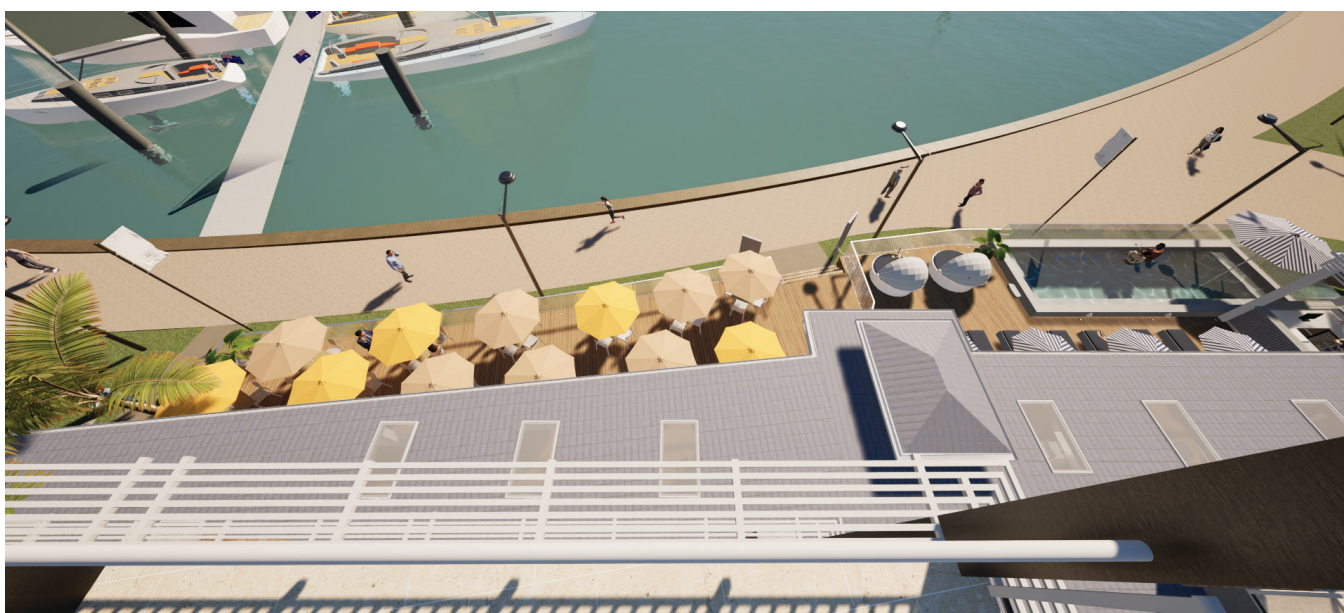
Project Construction Timeline

Q.

When will construction take place, and how will disruption be minimised?

A.

Construction will ideally commence in early 2026 at this stage as it was identified as the quietest period for residents and holiday letting. This timing reduces impact on income and daily life. Staging will ensure safe access is maintained throughout the project.



Precinct Name & Design

Q.

Will the Boathouse name be retained?

A.

Yes. The Boathouse name remains central to the precinct's identity. Any refreshed retail branding will focus on enhancing value and reputation.

Q.

How will the development look from apartments above?

A.

A 3D visualisation of the roof and seating areas has been prepared for residents, ensuring the design is both aesthetically appealing and sensitive to existing views. You can view this in the gallery on our website.

Insurance & Risk

Q.

What impact does the increased building size have on insurance, and how are costs managed?

A.

There will be no additional insurance costs for the body corporate, insurance for the new areas will be undertaken by the retail precinct owner and the retail tenants.

Q.

What risk management is in place?

A.

Secure lease agreements, phased project delivery, and adaptable design protect against market shifts. Reputable licensed builders are engaged for the project and a transparent communication plan to ensure that all key stakeholders are informed will commence in alignment with the project start.

Utilities & Operational Costs

Q.

Will additional power and water use increase shared costs?

A.

No it will not. Utilities are being carefully modelled against current usage. Retail and common areas are separately metered, allowing for transparent and fair cost allocation.

Q.

How will waste and environmental services be managed?

A.

The design includes sustainable infrastructure such as energy-efficient systems and responsible waste management. This helps reduce costs over time and ensures compliance with environmental standards.

Security & Safety

Q. *How will security be maintained in new areas?*

A. Existing security services (four walk-throughs nightly) will continue. Additional cameras are being scoped for the deck area to increase security monitoring. Secure fencing, compliant pool fencing, signage will be implemented for resident and visitor safety and peace of mind.

Q. *What about fire, accessibility, and other safety measures?*

A. All construction will comply with Australian Standards and the National Construction Code, meeting all accessibility and safety requirements. Fire systems, accessibility audits, and safety certifications will be carried out and approved by an accredited private certification company prior to handover.

Resident Comfort During Construction

Q. *How will noise, dust, and disruption be managed?*

A. Works will follow approved hours with noise and dust mitigation strategies in place. Dust suppression and regular cleaning of common areas are included. Access to apartments, lifts, and car parks will be maintained at all times.

Q. *What about interruptions to utilities?*

A. There will be no interruptions to utilities throughout the project.

Guests & Visitors

Q.

How will visitors be impacted during construction?

A.

Temporary wayfinding signage will be in place, and heavy works scheduled outside peak guest hours where possible. Cleanliness of common areas and amenities will be prioritised to maintain visitor experience.



Ownership & Governance

Q.

Who owns the common property after construction?

A.

Common property remains jointly owned by retail and residential and will continue to be maintained by the retail precinct owner as it is currently. Above-ground retail structures will be retail-owned under a proposed 10 + 10 year agreement, ensuring long-term investment in maintaining the precinct as a premium destination.

Q.

How will governance and reporting work?

A.

Regular updates; including progress, and milestone reporting will be provided to the body corporate and stakeholders. A professional management framework will oversee operations to ensure transparency.

Furniture, Maintenance & Cleaning

Q.

Who is responsible for furniture upkeep and replacement?

A.

Tenants are responsible under lease terms. Standards will be upheld through contractual obligations. If a tenant fails to maintain standards, the landlord will step in, rectify, and recover costs, protecting the precinct's premium look and feel.

Q.

Will extended frontage increase cleaning or maintenance costs for residents?

A.

The new extension will reduce the ongoing landscaping investment for residents and body corporate due to the decks in place of grass. Internal tenant greenery will remain their responsibility.



The Boathouse *Precinct*

The Retail & Dining Deck Extension has been carefully planned to deliver long-term financial, social, and lifestyle value. With robust governance, transparent communication, and positive management of insurance, utilities, safety, and resident experience, the project will elevate the Boathouse Precinct as a premier lifestyle and dining hub for years to come.

Visit our website to see more
www.theboathouseprecinct.com.au