

OUR PLACE

Rose in full bloom

TARNEIT'S Rose Grange estate has won the Urban Development Institute of Australia's (UDIA) award for excellence.

Rose Grange was among a small number of residential developments from across Australia judged to be outstanding in the recent awards.

Listed in the category for Residential Development of more than 250 Lots, the estate surpassed its competitors to win the prestigious award.

UDIA judges said: "Skeleton Creek, which runs through the estate, for example, has been nurtured and enhanced so that it provides not only a focal point but also a strong sense of identity.

"Rose Grange is not only involved in its own community but also in the broader community as a whole."

Rose Grange development manager Paul Moller described the win as the best reward for the project team's hard work.

"We were proud to accept the UDIA Award for Excellence, it's a testament to the success we've had here and what we've been able to achieve in such a short time," Mr Moller said.

"When we commenced at



Rose Grange in 2001 our task was to create a vibrant community while respecting the site's heritage and protecting and enhancing the natural environment.

"We now have a sustainable and functional community at Rose Grange due to the work of our project team and the efforts of the residents themselves."

Rose Grange has the biggest population, more established features and has sold more allotments than any other

residential estate in Tarneit.

Rose Grange's master plan's proposed facilities include two childcare centres, a primary school, a retirement village and a shopping centre.

On completion in 2007, the estate will have a population of about 4500 living in 1650 households.

For information about the Rose Grange estate or its community fund, call 9974 3433, or visit www.rose



The Rose Grange team – (from left) Paul Moller, Allison Avellino, Alice Spurr and Victoria Cini – accept their UDIA award.

Buying an apartment

BY PETER ROGOZIK, property consultant

HERE are some important questions to ask before buying an apartment or unit:

How many units comprise the development? Smaller boutique developments are generally more favorable.

Are they free standing or do they share walls? How thick are the walls?

Check the layout of the adjoining units. You do not want to have your bedroom below the neighbor's living area.

Are they owner-occupied or rented?

What is the age group/mix of the tenants? Will there be a clash of interests?

What are the rules of the body corporate (for example: no pets, car parking restrictions, use of public spaces)?

What are your rights and obligations as a member of the body corporate? (This includes fees, attendance at meetings, voting, cost of maintenance, and the like.)

How much do the body corporate fees and levies, water and council rates add to the annual cost of the property?

Are there any legal/insurance claims pending against the property or outstanding levies due?

Is there a clear procedure to follow regarding maintenance problems?

Have any building works been undertaken on the unit and completed within the past six years and six months? If so, is there a warranty insurance policy or guarantee in place?

Is there a person responsible for maintenance that is paid by the body corporate? How often is maintenance carried out?

Does the body corporate have enough funds in its working accounts to maintain the building?

Is there a complaints mechanism for disputes between owners or tenants?

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