



uduya **point**
A P A R T M E N T S

FREQUENTLY ASKED QUESTIONS

Why buy at Uduya Point Apartments?

Uduya Point Point Apartments will be a bold new foreshore apartment building with unobstructed views of Suva and beyond. Only 10 mins from Suva CBD, residents will enjoy freedom from the hussle and bussle of the city, arrive home to their own ocean front apartment and have access to all the major attractions of city living.

Residents of Uduya Point Apartments are like-minded professionals who are excited about life and need a place to unwind and entertain. With outstanding ocean views and constant trade winds providing fresh breezes and air, Uduya Point Apartments will impress the most discerning buyer.

With a lock and leave feature, apartments are designed to suit professionals who spend part of their time away on business or pleasure. With security features including gated security at the front entrance to Uduya Point community, as well as gated security at Uduya Point Apartments, full perimeter fencing and security guards on site with CCTV surveillance, residents will feel safe and secure knowing their home is watched over by onsite security and their like-minded neighbours.

And for those who purely want to invest, its next to impossible to find brand new waterfront investments yielding a high rental return, with capital appreciation expected to continue to rise at around 6% per annum. As a solid investment, Uduya Point Apartments offers a unique opportunity to put your hard earned money to work for you. An investor pack is available upon request detailing the expected financial performance of each unit.

Where is Uduya Point Apartments?

Uduya Point Apartments is located on Uduya Point, in Lami, a few minutes west of the city of Suva. Lami is fast becoming the gateway to the west with new shopping centers, redeveloped hotels and desirable ocean front living on offer with easy access to Pacific Harbour and the west.

Lami offers a wide variety of specialists including doctors, chemists, shopping, public transport and is surrounded by some of the best waterways in Suva. Uduya Point Apartments enjoys unobstructed island and city views, providing a unique outlook for residents with direct access to the ocean. Uduya Point Apartments will become a haven for boaties and water sports enthusiasts.

Who is Developing and Building Uduya Point Apartments?

The development and building construction works is being undertaken by Pacific Building Solutions Ltd (PBS), Fiji's largest construction company. PBS specialises in high quality construction including resorts and hotels such as the Pearl South Pacific, Wyndham at Denarau, Red Bull Resort on Laucala Island, and luxury serviced apartments such as the Palms in Denarau. PBS has built its brand and success on delivering high quality and innovative building projects. PBS is developing the apartments in a separate legal entity, Sasi Ltd, for legal and tax reasons.

What are some of the building features?

The exterior of the building will feature rendered concrete walls, glass balconies, aluminium wood feature panels and unique offset building form. The construction materials were selected with durability and low maintenance in mind and to resist the natural effects of ocean front living.

What common facilities are being developed at Uduya Point Apartments?

Residents will enjoy a resort style pool, pool cabana for entertaining friends and family and a waterfront location like no other.





What is included in each Unit?

Architecturally designed spaces meet function and dynamic living by providing –

- Open kitchen, dining and lounge areas
- Generous balconies with endless ocean views
- Large glazed windows and doors providing natural light, ventilation and stunning views
- Spacious bedrooms with built in wardrobes and master bedroom with ensuite bathroom
- Imported kitchens with stone bench tops
- Stainless steel appliances
- Air conditioning
- Feature lighting
- Timber style vinyl plank flooring with no maintenance
- Allocated car parking
- Walk in showers (as per plan)
- Glass louver windows for breeze and ventilation

What title am I acquiring when an apartment at Uduya Point Point?

Uduya Point Apartments is being developed on Crown Lease land and once the building is completed, strata sub lease titles will be issued, each with a 99 year lease.

Strata title sub leases are common in Fiji and many successful developments have used this form of title system. For example, the Sheraton Villas in Denarau and Golf Terraces in Denarau are two of many developments that adopted the same title system.

Can Foreigners and Non-Residents Buy Apartments at Uduya Point Point?

Yes, foreigners and non-residents can buy strata titled units at Uduya Point Point without any restrictions. However, always consult a local lawyer to determine your buying entity and its status in Fiji.

Can I get VAT refunded?

Always check with your solicitor or accountant regarding any legal or tax questions, however we have been advised that If you buy your unit in a company, and that company is registered for VAT, you are able to claim back your VAT on the purchase price. All prices are shown VAT inclusive and VAT is currently 9%.

Can I buy and rent out my apartment as an investment?

Yes, as the local zoning for the building is Residential B, which permits the development of multi unit dwellings, the local zoning laws permit units to be rented for long term tenancies. This prevents units from being rented for short term tenancies, or rented as holiday or serviced short term stay units. However, your particular investment strategy should be discussed with a local lawyer and accountant.

When will building works be completed?

With approvals now in place, building and development works at Uduya Point Apartments are expected to commence first quarter 2017 with completion of all works within 12-14 months. New strata sub lease titles will be issued upon completion of building works. Settlement of units will therefore commence during the first quarter 2018.

Is there a time limit in the contract regarding the maximum duration for developments works?

To provide comfort to buyers, a 30 month sunset date or condition is included in each sale and purchase contract. If the developer fails to complete the building and obtain legal titles within 30 months from contract date, buyers may elect to terminate the contract and receive a full refund of their deposit.

How much is the deposit to secure a Unit at Uduya Point Apartments?

All buyers will be required to pay a 10% deposit upon signing of a sale and purchase agreement with the balance due at settlement. The deposit can be in the form of electronic transfer or bank guarantee. All deposits will be held in the developer's lawyer's trust account.

What security features will be in place at Uduya Point Apartments?

In addition to the gates and full time security guard at the entry to Uduya Point subdivision, the Uduya Point Apartments will also feature a gated entry with full time security personnel, electronic security gates and CCTV surveillance. Residents will be given remote control access and can enter and exit as they please. All visitors and guests will be screened by security to ensure no unwanted visitors are permitted entry. A full perimeter fence will be constructed as a common facility to ensure no unwanted access to lots from any location outside this boundary fence.

Can I have pets at Uduya Point Apartments?

As a luxury apartment building, Uduya Point Apartments has adopted a no pet policy. This policy is designed to ensure the quiet and peaceful enjoyment of the building by all residents. This policy extends to guests where owners will be required to ensure guests do not bring animals onto their property or the common property at any time.

Can I have guests visit my home?

Yes, as a unit owner you are entitled to invite guests to your home, however as a gated community guests will need to present themselves for screening at the security gate. Unit owners will be encouraged to notify security of expected guests to avoid unnecessary delays to guests.

What Back Up Services Are Provided?

The building will feature back up water for non-potable use, such as showers, flushing toilets and washing. This limits the amount of water required to be stored on site and limits the amount of space taken up by unsightly water tanks. In fact, the building will feature an innovative back up water solution by using water on site and treating the water for back up use. This is a green initiative and shows the level of progress and planning that goes into developing new age sophisticated buildings.

The building will also feature back up power system to ensue uninterrupted power for residents.

What is the ongoing Body Corporate Fee?

The expected on going Body Corporate cost to manage common area lighting, on site security, maintenance of community pool and entertaining areas and gardens, unit owners will contribute around \$35 to \$85 per week depending upon which unit you buy. This fee covers security, insurance, pool maintenance, gardening and keeping the building looking good for years to come with a portion of funds contributed to a sinking fund for future maintenance. This fee may change from time to time, when approved by the Body Corporate. These fees are comparable with the expected maintenance and repairs costs incurred by any homeowner.





Will there be By Laws for the Building?

Yes, all apartment buildings have a common set of by laws and principles that residents abide by. This ensures the peaceful enjoyment of units for all residents. By-Laws will help to avoid any unwanted behavior. Some of the more important by laws will cover level of permitted noise, permitted use of apartments, including all apartments cannot be used for business purposes, the use of the pool and entertaining areas, damage to common areas, installation of any items on or to the building, hanging of washing or items on balconies and so forth. A full set of by laws will be available with the sale contract documents.

Who will manage the Body Corporate?

During the first year after settlements take place, the developer will manage the body corporate to ensure the building operates the way it should. Following the first year, elections will take place and resident owners can be nominated to oversee management of the body corporate. The rules and regulations governing the body corporate will be included in the sale contract documents.

Will there be parking for residents and guests?

Yes, the building features 26 car parking spaces for residents, one per unit owner; plus additional guest parking spaces at the front of the building.

Will there be any amenities in the building?

Yes, the building will feature a resort style swimming pool surrounded by entertaining areas for residents and their guests. The pool overlooks the ocean and will be a focal point for the building.

Can guests use the building amenities?

Yes, guests may use the swimming pool and entertaining areas under the supervision of a resident and all guests will be expected to abide by the body corporate by laws.



HOW TO SECURE YOUR APARTMENT

Prospective buyers are invited to obtain a copy of the Uduya Point Apartments Sales & Purchase Agreement. The apartment unit can be secured by signing a Sales & Purchase Agreement and by the payment of a 10% deposit. The deposit will be paid into the trust account of our nominated solicitors (details to provided upon request) and in accordance with provisions of the sales and purchase agreement and shall be released only upon the settlement of the apartment unit.

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REGISTER YOUR INTEREST TODAY!

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