

FOR SALE

BUILTFORM
CAPITAL

41 SARICH COURT, OSBORNE PARK, 6017



OCCUPY MAY 2022

KEY FEATURES

- + Electric Roller Door, Remote Control, Wifi Controller
- + LED lighting throughout
- + Nicely finished Bathroom and Kitchenette in each unit
- + Frameless glazing to first floor
- + High Truss of 7m*
- + First floor area can be utilised for several uses, office, storage and fitout is completely customisable



41 SARICH COURT, OSBORNE PARK, 6017



AVAILABILITY
BREAKDOWN

Unit	Ground (sqm*)	Level 1 (sqm*)	Total Area (sqm*)	Asking Price (ex GST)
Unit 1	123	12	135	\$496,000*
Unit 2	124	12	136	\$496,000*
Unit 3	105	63	168	\$624,000*
Unit 4	112	62	174	\$639,000*
Unit 5	139	73	212	\$774,000
Unit 6	152	71	223	\$819,500*
Unit 7	210	113	323	\$1,161,000
Unit 8	137	71	208	\$763,000*
Unit 9	118	76	194	\$710,000*



CONTACT

ANTHONY BRYSON
 Managing Director
 +61 408 994 437
 anthony@builtformcapital.com.au



- 2 SITE PREPARATION
 - 2.02.01 DEMOLITION WORKS AS SHOWN PROVIDE ADEQUATE PROPPING, SUPPORT AND PROTECTION OF ADJACENT SURFACES. MAKE GOOD ALL DAMAGED FINISHES AND SURFACES AS REQUIRED.
 - 2.03.01 PROTECT TREES TO BE RETAINED ON THE SITE. PROVIDE MARKING AND PROTECTION DURING WORKS, INCLUDING EXCAVATION. CONTRACTOR SUBJECT TO PUNISHMENTS AS FOR DAMAGES TO TREES WHICH ARE REQUIRED TO REMAIN.
 - 2.04.01 ENVIRONMENTAL PROTECTION PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOW OVER NEW WORK.

- 4 TIMBER & STEEL CONSTRUCTION
 - 4.01.05 STEEL ROOF TRUSSES TO BE DESIGNED, CONSTRUCTED AND CERTIFIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SETOUT OF TRUSSES TO BE CONFIRMED BY THE MANUFACTURER PRIOR TO COMMENCING ANY WORKS.
 - 4.02.01 75MM STEEL WALL FRAMES FIXED AS DETAILED WITH 10MM PLASTERBOARD FLUSHED AND PAINT FINISHED.

NOTES:

- UNIT AREAS = NLA
- LOADING BAYS * BIN STORAGE INSIDE UNITS
- NLA IS A GUIDE ONLY AND SUBJECT TO CHANGE DEPENDANT ON FINAL CONSTRUCTION DOCUMENTATION
- STREET BAYS:
 - CARBAYS FGL 25MM ABOVE EXISTING STREET KERB.
 - 175MM SEMI MOUNTABLE KERB TO STREET PARKING
 - FOOTPATH TOP OF KERB + 20MM RISE TO BUILDING.
- CONCRETE LIDS TO ALL UATs @ 2400MM FFL

COPYRIGHT: © THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF CBD ARCHITECTS PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT PRIOR AUTHORITY.

DISCLAIMER: THIS DRAWING SET AND ITS CONTENTS ARE ELECTRONICALLY GENERATED, CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. CBD ARCHITECTS PTY LTD WILL NOT ACCEPT ANY RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SET OF DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR WHERE THE DRAWING SET HAVE BEEN ALTERED, AMENDED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY BY ANY THIRD PARTY.

ARCHITECTURAL DOCUMENTATION IS TO BE READ IN CONJUNCTION WITH ANY AND ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

BUILTFORM CAPITAL
PROPERTY / DEVELOPMENT / CONSTRUCTION / INVESTMENT

ZEGNA BUILDING
Zegna Pty Ltd Reg No. 14275
Suite 4 - 116 Mounts Bay Road Perth WA 6000
office (08) 6558 0528 mobile 0412 088 812
email info@zegna.net.au zegna.net.au

CBD Architects
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au
Registration #3378

Project: Proposed Warehouses
Client: BUILT FORM CAPITAL PTY LTD - OTF CHUA PTY LTD - BUILD EQUITY PTY LTD
Address: Lot 220 (#41) SARICH COURT, OSBORNE PARK

Rev.	Date	Description	Issued To
F	16/7/21	ISSUED FOR COMMENT	CLIENT
E	14/7/21	ISSUED FOR COMMENT	CLIENT

Drawn: DT/JG	Date: 16/7/21
Checked: XX	Scale: AS SHOWN
Drawing Number: A01 of A01	Job No.: ACP-111-21
PAGE SIZE: A1	Stage / Revision: SK-F

