

CASA DELMAR

DEE WHY

PROJECT OVERVIEW

EXECUTIVE SUMMARY

WELCOME TO CASA DELMAR

Dee Why is Casa Delmar's inspiration - a place that reflects all the best attributes of the city and coast. Beautifully conceived by leading architectural firm, Rothelowman, in combination with carefully curated interiors by Alanna Smit, a name synonymous with luxury design, have created the perfect residence for seaside living and urban convenience.

The coastal inspired interiors amplify openness, easy entertaining, and effortless privacy featuring beach house style entertainer's balconies, and an open communal rooftop drawing in ocean vistas and elevated views.

Amidst the surf, sand and sunshine, the beachside village hosts a lively assortment of seaside cafés, casual bars and eateries as well as countless parks, golf courses and sports ovals reflecting the leisurely nature of the area.

The city, the beach, shopping and leisure. Life's essentials and life's pleasures are always nearby.

PROJECT ADDRESS

4 Delmar Parade, Dee Why

APARTMENT FEATURES & HIGHLIGHTS

- Landscaped communal rooftop terrace and BBQ
- Well-being facilities
- Central ground floor common open space
- Coastal inspired interior designs by Alanna Smit
- Luxury Finishes throughout including Miele appliances
- Air-Conditioning to living rooms & bedrooms
- Top school catchments
- Secure Building & Parking
- Selected apartments offering large courtyard areas
- Luxury collection apartments available

GET TO KNOW THE LOCAL AREA

Dee Why is coastal suburb located within the Northern Beaches, approximately 17.5km North-East from Sydney's CBD and 14km from North Sydney. Dee Why captures the spirit of the Australian coast, forming part of a chain of iconic Northern beaches including Manly, Curl Curl, Collaroy and Narrabeen.

This beach loving suburb makes city traveling easy. The B-Line offers a high frequency rapid bus service to the CBD, or to nearby Manly for express harbour ferries to Circular Quay.

- A short stroll to Dee Why Beach
- Meters to Stony Range Botanic Gardens
- Dee Why to Manly Coastal Walk
- Approx. 5km to Manly Beach
- Approx. 22.5km to Palm Beach
- Approx. 8-min drive to Long Reef Golf course
- Approx. 900m to Delmar Private Hospital
- Approx. 5km to Northern Beaches Hospital
- Approx. 2km to Warringah Mall
- Express buses to Sydney CBD

APARTMENT TYPE & SIZE

4 DELMAR PARADE	INTERNAL AREA	UNITS
1 BEDROOM	50 - 62 SQM	54
1 BEDROOM + STUDY	52 - 71 SQM	38
2 BEDROOM	75 - 90 SQM	73
2 BEDROOM + STUDY	81 - 97 SQM	27
3 BEDROOM	97 - 130 SQM	12
3 BEDROOM + STUDY	101 - 132 SQM	25
4 BEDROOM	160 SQM	1
TOTAL		230

STRATA ESTIMATES

STRATA ESTIMATES	PER QUARTER (APPROX.)
1 BEDROOM	\$650 - \$900
2 BEDROOM	\$900 - \$1,500
3 BEDROOM	\$1,300 - \$2,000
4 BEDROOM	\$1,750 - \$2,250

Disclaimer: Please be advised that the above estimates are based on equivalent market rates at the point in time and do not forecast CPI in increases to the project completion date. The levies are based on size and value of the apartments. All amounts shown exclude GST. The budget has been based on estimates and they are subject to change without notification. Disclaimer: Unit numbers provided above do not include a portion of the units that will be held by the developer.

DEVELOPER & ARCHITECTS

A LANDMARK APARTMENT FOR EVERY AUSTRALIAN

Landmark

Landmark is an Australian property developer and builder that has delivered high-quality, stylish and great-value apartments for over 25 years.

Our story began in 1999 and today, Landmark is known for its excellence in design and construction and boasts a team of over 70 property experts, successfully delivering projects worth over \$5 billion.

We make the dream of home ownership a reality for everyone. Our beautifully designed and meticulously crafted apartments offer the perfect blend of style, comfort and value.

Excellence is at the heart of what we do – from choosing the best materials and finishes to ensuring our customers are supported at every stage. Our holistic approach ensures careful planning, design, and execution. We believe in transparency, building trust through clear and honest collaboration.

We provide a 10-year Structural Warranty on all our buildings that exceeds the NSW statutory requirement of 6 years.



ROTHELOWMAN ARCHITECTS

rothelowman

Rothelowman responds to the contextual elements of the built urban environment to create spaces for people - bolstered by the values of sustainability, identity and belonging. Established in 1991 and led by respected architects and industry specialists, Rothelowman is a dynamic architectural, interiors and urban planning firm that is helping to shape Australia's commercial and residential landscape.

rothelowman.com.au

Rothelowman has created spaces that amplify openness, easy entertaining, and effortless privacy. It's a new type of breathable living that combines beach house style 'front porches' with 'backyard' balconies that address both the street and internal gardens, drawing in views and flow-through air.

ALANNA SMIT INTERIORS



ALANNA SMIT STRUCTURAL INTERIORS

Alanna Smit's livable interiors feature on the Lifestyle Channel's Love It Or List It (Foxtel) and in numerous design and lifestyle publications including House & Garden, Home Beautiful, The Grace Tales and Sunday Life. With a portfolio that spans modest-yet-beautiful renovations to full design and construction, Alanna is renowned for her meticulous execution showcased across an impressive selection of homes in Sydney and the Southern Highlands.

alannasmit.com.au

Casa Delmar's Interiors have been carefully curated by Alanna Smit, a name synonymous with luxury interior design on the Northern Beaches, Palm Beach, Bowral and Byron Bay. Passionate about creating beautiful homes and a self-confessed lover of the sea, her use of statement stone, soft coastal forms and elegant paneling adds an ultra-luxurious note to this limited luxury collection.



FREQUENTLY ASKED QUESTIONS

FAQs

Who is the Builder?

Landmark Group Construction Australia Pty Ltd
(See Page 4).

Who is the Architect?

Rothelowman Architects.

When will construction commence and be completed?

Construction will commence approx. early-mid 2024.
Anticipated completion will be approx. mid 2026.

Will the apartments be professionally managed once complete?

Yes, they will.

Is there a lift in the complex?

Yes, there are six passenger lifts.

Is the apartment pet friendly?

The By-laws allow for animals including small dogs, cats, caged birds and fish kept in a secure aquarium.

What deposit is required to secure an apartment?

A 10% deposit is required on exchange.

Is the price guaranteed?

Upon execution of the Contract for Sale, the price is guaranteed.

Do I need to pay GST?

GST on apartment is included in the contracted price.

MARKET OUTLOOK

Dee Why is home to young affluent households who are attracted to the coastal lifestyle with convenient access to employment, health and recreational amenity. Located 18km north of the Sydney CBD boasting coastal living on Sydney's Northern Beaches and connectivity by bus to major employment centres.

WELCOME TO CASA DELMAR

The Dee Why housing market has experienced remarkable growth over the past decade, outperforming the average growth rate of the Greater Sydney region. The suburb is now embracing a vibrant care culture and experiencing a surge in population, drawn by its attractive features such as sports facilities, parks, schools, proximity to employment centers, and its coastal lifestyle.

Convenient access to public transportation and connections to the CBD, airport, and major job hubs are highly valued by both potential homebuyers and renters.

Over the next few years, Dee Why will benefit from over \$650 million of infrastructure investment across major employment, education and community projects in the Northern Beaches area. These projects encompass

initiatives like The Forest High School, Royal Far West Headquarters, Queenwood Ingleside Sports Precinct, Northern Beaches Hospital Mental Health Hub, Narrabeen Education Precinct, Health Hub and Narrabeen Education Precinct.

For property investors, Dee Why presents an appealing prospect, offering a substantial pool of potential tenants driven by population growth, a rising affluent demographic, increasing incomes, access to employment centers, and an abundance of recreational opportunities.

With its focus on improved lifestyles, outdoor connections, and seamless liveability, Dee Why is a neighborhood that residents are genuinely enthusiastic about calling home.

MARKET OUTLOOK

KEY FINDINGS



An average per capita income growth rate of 5.0% per annum.



Median rents are significantly higher than the Greater Sydney average, highlighting the heat of the rental market in Dee Why.



Over \$650m major infrastructure projects planned or underway in the Northern Beaches area.



Strong long-term apartment price growth of 5.7% per annum over the decade, above the Sydney average.



Dee Why's excellent transport links make it well-connected to Sydney's growing job hubs, which are set to gain 50,000 more jobs by 2038.

New Apartments in Dee Why are achieving considerably higher rents than older existing stock, indicating a strong demand for higher quality product.

New Apartment Rental Premium, September 2023 to September 2024

Apartment	Existing	New	Premium
1-bedroom	\$521	\$640	23%
2-bedroom	\$664	\$987	49%

Source: Pricerfinder; Prepared by Urbis



Dee Why is surrounded by a growing benefit of recreational amenity, hospitality and educational institutions.



A low number of new development applications and approvals are putting pressure on supply numbers.

