The quarter to June 2010 shows property rentals in Karratha maintained a two year plateau to average $1,514 per week, up 6% since 2009.

Source: REIWA NEWS #58 (Oct 2010)
Welcome to Karratha
and Pelago Apartments

Karratha is already a booming mining town but it is now set to become the City of the North with a population of 50,000. Known as the heart of the Pilbara, Karratha has multi-billion dollar resource investments and produces 25 per cent of Australia’s exports.

The town has been chosen by the WA government as part of the Pilbara Cities vision which will see Karratha transformed into a vibrant, modern city offering a host of enjoyable open spaces, entertainment and retail centres along with health and sporting precincts.

Pelago is the Pilbara’s first modern residential and commercial development providing inner-city living and a luxurious lifestyle.

Centrally located at the junction of Sharpe Avenue and Warambie Road, just a walk from the central business district, the apartments are primed to take advantage of the fantastic Pilbara lifestyle – and its resources boom.

Whether it’s as your own stylish home, or as an investment now is the time to look north and take part in the thriving Karratha lifestyle.
With Karratha fast becoming the City of the North there’s never been a better time to invest in the region’s future.

Karratha is known for its multi billion dollar resource investments and produces 25 per cent of Australia’s exports. But it is not until you actually visit Karratha that you realise the immense wealth of the region – and real meaning of a resources boom.

The town is home to both Australia and the world’s biggest resource companies including Rio Tinto, Woodside and Chevron. Rio Tinto’s Pilbara iron ore operations include thirteen mines, three shipping terminals at two ports and a rail network of almost 1400km. Last year its Pilbara operations production was more than 170 million tonnes.

Woodside’s Pluto LNG project started with discovery in 2005 with the first LNG due early next year.

And Chevron’s Gorgon project is one of the world’s largest natural gas projects and the largest single resource natural gas project in Australia’s history.

Then there’s the North West Shelf Venture which can produce 16.3 million tonnes per year of LNG, 12,000 tonnes per day of domestic gas and 130,000 barrels per day of condensate.

And Dampier Salt is now exporting salt to the UK to be used on the nation’s roads to reduce the impact of heavy snowfalls.

Karratha is home to resources, innovation and people with vision who are ready to take the town into the future.

By looking to the north, Pelago offers a chance to be a part of that brilliant future.
The next stage of the town’s development is as the WA State Government’s chosen City of the North which will see the population rise to 50,000.

Karratha means good country in the language of the local Aborigines. And while it may now be linked to mining it was originally settled by Europeans for its rich pastoral land with the still-operating Karakarra Station founded in 1929.

The township of Karratha was built on Nickel Bay in 1968 in response to a need for accommodation for miners working in the nearby Hamersley Ranges. It has flourished ever since with other projects, including the Gorgon, Pluto and North West Shelf Venture, bringing in more people keen to join the resources boom and enjoy the Pilbara’s enviable lifestyle.

Karratha has also become the Powerhouse of the Pilbara and is home to many government departments servicing the region.

The next stage of the town’s development is as the WA State Government’s chosen City of the North which will see the population rise to 50,000.

The central business district will be revitalised with a new shopping precinct, restaurants, cafes and cinemas – creating a city lifestyle in the heart of the Pilbara.

Karratha Airport, already WA’s busiest regional airport, will be upgraded to cater for international flights – and even more domestic routes.

The City of the North plan will also see a health and wellbeing campus created for residents along with a new golf course and upgraded sporting facilities throughout the region.

It’s certainly an exciting time to be part of Karratha’s future which will see it grow from good country to great country.
If you’re looking for the best piece of real estate in Karratha, then Pelago Apartments has already found it. Ideally located at the junction of Sharpe Avenue and Warambie Road, the development places its residents within walking distance of what will become a revitalised city centre.

Sharpe Avenue is one of the main focuses of the WA State Government’s City of the North vision. When completed it will offer a vibrant entertainment precinct including restaurants, cafes, cinemas, a theatre, nightclubs and bars. Residents will be able to enjoy inner-city living and make the most of the Pilbara’s balmy evenings when Sharpe Avenue will really come alive. During the day, there will be plenty of café and retail therapy available – with boutique and specialty shops along with public plazas, shaded streets and alfresco dining on offer.

Pelago Apartments also offers the easiest access for getting around town with Warambie Road giving direct access to Karratha’s coastal lifestyle to either Mulataga and its planned beachside cafes and restaurants or, in the other direction, to the Dampier Archipelago and its myriad boating and fishing opportunities.

At the other end of Sharpe Avenue is Dampier Road which is the gateway to the picturesque towns of Point D dission and Cossack.

And while it could be easy to forget you’re living in the Pilbara, the apartments overlook the natural beauty of the azure waters of Nickol Bay and the stunning scenery of the Runup Peninsula.
Pelago Apartments will provide a lifestyle never before seen in Karratha. The moment you walk into the lobby, Pelago West will impress with its sleek, clean angles and luxurious appointments.

Karratha’s first modern residential and commercial development, Pelago West offers 114 one, two and three-bedroom apartments along with impressive commercial spaces.

Located in the heart of Karratha, the complex is just a stone’s throw from the soon-to-be vibrant entertainment precinct of Sharpe Avenue.

The precinct will include restaurants and cafes with indoor and alfresco dining, nightclubs and bars along with cinemas and a theatre providing city living right alongside the unique Pilbara lifestyle.

Along with luxurious living in an architecturally-designed apartment, as you would expect, Pelago West will ensure its residents 24/7 security and amenity.

And when you’re not relaxing enjoying the scenic views from your new home, why not take advantage of the resort style facilities including a 25-metre swimming pool, heated spa, gas barbecues, games and bar area and children’s playground.

There is also a state-of-the-art gym equipped with a host of exercise options - you can always finish up your workout with a splash in the pool before a relaxing sauna!

Downstairs, stop for a caffeine fix or a bite at one of the building’s cafes or restaurants before heading out to either a night on the town or a day off wandering through the Pilbara’s amazing scenery and natural beauty.

Pelago West Apartment living really does mean enjoying an unrivalled work/life balance and taking back your time to enjoy the life you’ve always wanted to live.
You can always finish up your workout with a splash in the pool before a relaxing sauna.

Both Karratha and the Pilbara are known for their amazing lifestyles. And while the town may be on its way to becoming the City of the North, it will always retain its country charm. If you love the water, you’ll find plenty of boating and fishing opportunities – first stop is usually the incredible Dampier Archipelago. Pull up at one of the many secluded islands and enjoy a day of fishing and watersports. For those who prefer to wander inland, Karijini and Millstream national parks, with their stunning scenery and exhilarating walks, are just waiting to be explored. And if you work up a sweat, you can always cool down in their many swimming holes.

If you’re keen to take a look around the region, there are myriad day trips on offer. Just 40 minutes away, Point Samson boasts the best fish ‘n’ chips in WA while the historic township of Cossack offers a chance to step back in time as you browse its unique buildings. Meanwhile, on the Burrup Peninsula, Hearson’s Cove offers the perfect spot for an afternoon barbecue and swim while you wait for the spectacular Staircase to the Moon. You might be lucky enough to spot some Aboriginal rock art too. Back in the township, there’s something for everyone whether you love sport, dining out or just enjoying Karratha’s unique festivals and events throughout the year. And with the Pilbara sun shining most days of the year you can leave your winter woollies behind.
Karijini and Millstream national parks, with their stunning scenery and exhilarating walks, are just waiting to be explored.
Finbar Group Limited is Western Australia’s largest and most trusted property developer listed on the Australian Stock Exchange.

Finbar has been developing inner city lifestyle apartments in the Perth metropolitan area since 1995. These developments range from low to high density, high rise developments with resort style facilities which include, swimming pools, spas, gymnasiums and residence lounges.

To date, Finbar has successfully developed 39 apartment buildings, comprising of more than 2,500 apartments, with a net worth in excess of 1.1 Billion Dollars.

Finbar have earned a reputation of delivering exceptional quality developments and have an enviable record in delivering timely and high quality residential developments in Western Australia.

You can be confident when investing in a Finbar Development, their remarkable track record and reliability speaks for itself and I am proud to support Finbar and all their developments.
APARTMENT No. 58
APARTMENT No. 59
APARTMENT No. 60
APARTMENT No. 61
APARTMENT No. 62
APARTMENT No. 49
APARTMENT No. 50
APARTMENT No. 51
APARTMENT No. 52
APARTMENT No. 53
APARTMENT No. 54
APARTMENT No. 55
APARTMENT No. 56
APARTMENT No. 57
APARTMENT No. 58

PELAGO WEST
4TH FLOOR

HARWOOD WY.
SHARPE AVE.
WARAMBIE RD.

POOL TERRACE BELOW (REFER TO 3RD FLOOR PLAN)
POOL TERRACE BELOW (REFER TO 3RD FLOOR PLAN)
### APARTMENT TYPE A

*2 Beds / 2 Baths*

**Apartment numbers:**
03*, 22*, 43, 46*, 55, 57, 60*, 69, 71, 74*, 83, 85, 88*, 97, 99, 102*, 107, 109 & 112*  
* Apartments mirrored

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   - The outside face of walls between apartment & lobby,
   - The inside face of party walls
2. These area measurements are ‘architectural measurements’ as defined in the contract conditions and are different from ‘survey dimensions’ also defined in the contract conditions.
3. Shapes and configuration of balconies, doors, windows, ducts and columns may differ from those illustrated.

*Line of balcony to 4th floor Unit 55*

*Line of courtyard to 1st floor Unit 6*
**APARTMENT TYPE A1**

2 Beds / 2 Baths

**Apartment numbers:**
12, 13*, 15, 16*, 17, 18*, 21, 25, 36, 39, 45, 49, 59, 63, 67, 81, 95 & 105

* Apartments mirrored

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# Pelago West

## Apartment Type B

**2 Beds / 2 Baths**

**Apartment numbers:**
7, 8*, 26, 27*, 40, 41*, 50, 51*, 64, 65*, 78, 79*, 92 & 93*

* Apartments mirrored

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2T = 2 car bays in tandem

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*a. Unit Plan Above is Typical. Refer to Overall Plans for Location, Orientation, Variations & Balcony Design.*
**PELAGO WEST**

**APARTMENT TYPE C**

1 Bed / 1 Bath

**Apartment numbers:**

* Apartments mirrored

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</table>

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2. These areas measurements are ‘architectural measurements’ as defined in the contract conditions and are different from ‘survey dimensions’ also defined in the contract conditions.
3. Shape and configuration of balconies, doors, windows, ducts and columns may differ from those illustrated.
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APARTMENT TYPE C1

1 Bed / 1 Bath

Apartment numbers:
10*, 11, 19*, 29*, 30 & 38*

* Apartments mirrored

<table>
<thead>
<tr>
<th>APT. NO.</th>
<th>FLOOR LEVEL</th>
<th>APT. AREA</th>
<th>BALCONY/COURTYARD</th>
<th>STORE+CAB BAYS AREA</th>
<th>TOTAL AREA</th>
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UNIT PLAN ABOVE IS TYPICAL. REFER TO OVERALL PLANS FOR LOCATION, ORIENTATION, VARIATIONS & BALCONY DESIGN.
**APARTMENT TYPE D**

1 Bed / 1 Bath

**Apartment numbers:**

04, 23, 47, 61, 75, 89, 103 & 113

<table>
<thead>
<tr>
<th>APT. NO.</th>
<th>FLOOR LEVEL</th>
<th>APT. AREA</th>
<th>BALCONY/COURTYARD</th>
<th>STORE+CAR BAYS AREA</th>
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APARTMENT TYPE E

2 Beds / 2 Baths

Apartment numbers:
1, 20, 44, 58, 72, 86, 100 & 110

<table>
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<tr>
<th>APT. NO.</th>
<th>FLOOR LEVEL</th>
<th>APT. AREA</th>
<th>BALCONY / COURTYARD</th>
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</tbody>
</table>

2T = 2 car bays in tandem

Important information for buyer:
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UNIT PLAN ABOVE IS TYPICAL. REFER TO OVERALL PLANS FOR LOCATION, ORIENTATION, VARIATIONS & BALCONY DESIGN.
**PELAGO WEST**

**APARTMENT TYPE H**

**2 Beds / 2 Baths**

**Apartment number:**

14

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<th>APT. NO.</th>
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</table>

2T = 2 car bays in tandem

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UNIT PLAN ABOVE IS TYPICAL. REFER TO OVERALL PLANS FOR LOCATION, ORIENTATION, VARIATIONS & BALCONY DESIGN.
The apartment areas shown here are approximate and are measured to:

- The outside face of external walls
- The middle of party walls
- The outside face of walls between apartment & lobby
- Columns may differ from those illustrated.

These area measurements are 'architectural measurements' as defined in the contract conditions and are different from 'survey dimensions' also defined in the contract conditions.

Shapes and configuration of balconies, doors, windows, ducts and columns may differ from those illustrated.

Unit plan above is typical. Refer to overall plans for location, orientation, variations & balcony design.
PELAGO WEST
APARTMENT SPECIFICATIONS
A P A R T M E N T  S P E C I F I C A T I O N S

Exterior building fabric

DESIGN FOR CYCLONIC CONDITIONS
The building is designed to accommodate cyclonic wind loads in accordance with Australian Standards 1170.2:2002 Wind Actions for Region D cyclonic conditions.

ENERGY EFFICIENCY
The apartments are designed to achieve an average 6 Star Energy Rating.

EXTERNAL WALLS
Combination of painted prefabricated and/or lightweight prefabricated cladded walls as per Architectural drawings.

WINDOWS & SLIDING DOORS
Powder coated aluminium framed windows with cyclone rated laminated glazing.

FLYSCREENS
Flyscreens provided.

BALUSTRADES
Powder coated aluminium framed balustrades. Some units may have solid balustrades.

BALCONIES
Slip resistant ceramic floor tiles.

EXTERNAL STAIRS & LANDINGS
Slip resistant ceramic floor tiles.

DECKS & COURTYARDS
Combination of slip resistant ceramic floor tiles & synthetic lawn.

SECURITY GATES
Remote controlled metal gates to extent as shown on Architectural drawings.

LANDSCAPING & IRRIGATION
Landscaped and reticulated gardens to pool deck and street verges utilising recycled treated grey water.

LETTERBOXES
Powder coated aluminium letterboxes with locks.

Entrance lobby

GROUND FLOOR LOBBY
Air conditioned Entrance Lobby with polished fully vitrified floor tiles. Furnished with selected designer furniture and contemporary artwork.

Leisure facilities

SWIMMING POOL
25 metre Swimming Pool provided.

SPA
Heated outdoor spa.

POOLSIDE FURNITURE
Sun lounges and casual table and chairs provided.

BBQ
Gas BBQs with adjacent stainless steel sink.

POOL LOUNGES
Lounge furnished with contemporary furniture.

GAMES AREA
Pool table provided.

BAR AREA
Fitted out with a sink, microwave and refrigerator.

GYMNASIUM
Gymnasium equipped with:
- Weight Rack
- Exercise Bike
- Treadmill
- Elliptical Cross Trainer
- Multiple-station gym
- Free Weight Dumbell Set
- Incline / Decline Benches
- AB Toner
- Anti Burst Fitballs
- Mirrored wall
- Exercise Mats
- Rowing Machine

SAUNA
Timber lined sauna.

CHANGE ROOMS
Separate male and female change rooms with shower cubicle, vitreous china vanity basin, vitreous china wc, vitreous china cistern and mirror.

PLAYGROUND
Play area with playground equipment on synthetic rubber surface located adjacent the Pool Deck.

Security

INTERCOM
Audio intercom system for controlling access to the Ground Floor Entrance Lobbies.

REMOTE CONTROL DRIVEWAY GATES
2 remote controls per apartment included.

SECURITY CAMERA SURVEILLANCE SYSTEM
Linked to television points in apartment.

SECURITY ACCESS READER SYSTEM TO THE GROUND FLOOR LIFT LOBBIES
Keyless electronic entry to the Ground Floor Lobbies. Controls lift access to your individual floor. This system is integrated with the carpark gate remote control.

Lifts & Corridors

LIFT LOBBIES
Polished tiles on Ground Floor. Quality vinyl finish to upper floor lobbies. Upper level Lift lobbies and main corridors will have an energy efficient, 100% fresh air cooling and dehumidification system.

LIFT DOORS
Stainless steel doors.

LIFT INTERIOR
Feature lift interior walls with timber look finish, stainless steel, mirror and handrails.
Apartment interiors

**PARTY WALLS**
Lightweight acoustic & fire rated walls lined with flushed plasterboard.

**INTERNAL WALLS**
10 mm flushed plasterboard over steel framed partitions (with 50mm thick glass wool insulation batts).

**CEILINGS**
Skim coat to concrete ceiling and flushed plasterboard drop ceilings, where required. 2.55 metre high ceilings generally to Living areas and Bedrooms except where dropped ceilings and bulkheads are required.

**ENTRY DOORS**
1 hour fire rated self closing door.

**INTERNAL DOORS**
Flush panel hollow core door with gloss paint.

**BUILT-IN ROBES**
Sliding doors to built-in robes complete with shelf and hanging rail. Choice of mirror doors or White Kote glass doors.

**INTERNAL DOOR FURNITURE**
Designer chrome lever handle.

**SKIRTINGS**
67 x 12 MDF painted skirting.

**NOSINGS**
MDF nosings provided to all window sills except in wet areas.

**FLOORS**
Choice of quality vinyl to Living, Dining & Entry areas and quality carpet to Bedrooms OR quality carpet to Living, Dining and Bedrooms with tiled Entry.

---

**Kitchen**

**CUPBOARDS**
Granite or reconstituted stone bench tops from developer’s selected range. Coloured prefinished boards to cupboards. Overhead cupboards over cooktop.

**DRAWERS, OVERHEAD CUPBOARDS AND PANTRY**
Overhead cupboards, cutlery and pot drawers. All kitchen doors and drawers will be the soft closing type. Pull out pantry with chrome wire baskets.

**SPASHBACK**
Tiled splashback up to 640mm high above cooktops (as per Interior Designer’s colour scheme boards).

**COOKTOP**
European glass electric cooktop.

**OVEN**
European stainless steel electric underbench oven.

**RANGEOOD**
European under mount type rangehood ducted to outside with cyclone shutters.

**SINK AND MIXER**
Stainless steel one & three quarter bowl, single drainer sink with chrome mixer to 2 & 3 bedroom apartments. Single bowl, single drainer sink with chrome mixer to 1 bedroom apartments.

**KITCHEN WATER FILTER**
‘Everpure’ or equivalent water filter system with chrome tap.

**FRIDGE RECESS**
750mm wide fridge recess provided.

**DISHWASHER RECESS**
Provided with water supply, power point and waste outlet to all apartments.

**MICROWAVE RECESS**
Provided with power point.

**FLOOR FINISH**
Choice of quality vinyl floor finish to match Living/Dining where selected OR 300 x 300mm fully vitrified floor tiles (as per Interior Designer’s colour scheme boards).

---

**Ensuites, Bathrooms & Laundries**

**VANITIES AND BASINS**
Granite or reconstituted stone vanity tops from developer’s selected range with vitreous china basins and coloured prefinished boards to cupboards.

**W.C.**
Vitreous china W.C. pan and china cistern.

**BASIN MIXERS**
Selected chrome mixer.

**BATH MIXERS**
Selected chrome mixer.

**SHOWER MIXERS**
Selected chrome mixer with chrome shower rail.

**LAUNDRY**
Stainless steel 35 litre laundry trough with chrome mixer. Chrome washing machine taps provided.

**ELECTRIC CLOTHES DRYER**
Provided.

**TOILET ROLL HOLDERS**
Selected designer chrome range.

**TOWEL RAIL**
Selected designer chrome range.

**ROBE HOOKS**
Selected designer chrome range.

**SHOWER SCREENS**
Aluminium framed clear safety glass pivot doors to shower compartments where provided. Where pivot doors do not fit, sliding shower screens with clear laminated glass will be provided.

**MIRRORS**
Included.
FLOOR TILES
300 x 300mm fully vitrified floor tiles (as per Interior Designer’s colour scheme boards).

WALL TILES
White glazed ceramic wall skirting tiles to 125mm height generally and 2100mm height to showers (as per Interior Designer’s colour scheme boards).

Electrical

SMOKE ALARMS
Included.

FIRE ALARM
Included.

LIGHT FITTINGS
Included.

CEILING FANS
Ceiling fan with fanlight to Living and Dining.
Ceiling fans provided to all Bedrooms.

T.V. POINT
Provided to the Living and Master Bedroom.

PAY TV POINT
Provided to the Living and Master Bedroom.

POWER OUTLETS
Included.

TELEPHONE POINTS
Provided to the Living and Bedroom 2.

AIR CONDITIONING
Multi-split wall mounted unit inverter type air conditioning to the Living & Dining area and to all Bedrooms.
Apartments will be supplied with room temperature, dehumidified fresh air to improve apartment comfort during periods of high humidity and reduce apartment air conditioning running costs.

EXHAUST FANS
Provided to bathrooms and ducted to outside with cyclone shutters.

HOT WATER SYSTEM
Energy efficient central hot water plant using electric heat pump technology.

RENEWABLE ENERGY SUPPLY
A 10 kW solar photo voltaic system will be provided to generate electricity to supply some of the common area power consumption.