



JASMINE
SCHOFIELD GARDENS

STAGE 1

FREQUENTLY ASKED QUESTIONS

Quick Facts

Address	38 Manchester Drive, Schofields NSW 2762
Construction commencement	Q4 2023
Anticipated completion date	Q1 2025
Car park entrance	Internal private road via Manchester Drive or Isla Street
Number of residential units	Jasmine has 405 apartments and will be delivered over two stages. Stage 1 (Buildings C, D & E) has 232 apartments.

Prices Starting From²

1 bedroom apartment	\$535,000
2 bedroom apartment	\$640,000
3 bedroom apartment	\$855,000

2. Prices correct as of January 2024

Estimated Rental Returns (per week)

1 bedroom apartment	\$460 – \$540
2 bedroom apartment	\$650 – \$720
3 bedroom apartment	\$700 – \$780

Estimated Strata Fees (per quarter)

1 bedroom apartment	\$780 – \$920
2 bedroom apartment	\$930 – \$1,120
3 bedroom apartment	\$1,130 – \$1,320



Frequently Asked Questions

1. Who is the developer?

ALAND
2. Who is the architect?

Place Studio
3. How many floors does Jasmine have?

Stage 1 has three buildings, ranging between 4-5 levels.
4. How many apartments does Jasmine have?

Jasmine has a total of 405 apartments. Stage 1 has 232 apartments with a mix of one, two and three bedrooms.
5. Is it a strata title?

Each stage within Jasmine will be on a separate strata scheme.
6. What are some of the technical features of the apartments?

All apartments feature an AV security intercom, free-to-air television, NBN cable ready or equivalent and telephone outlets.
7. Do apartments come with balconies?

All apartments feature either a balcony or courtyard.
8. What are the security features of the building?

Lift access to each level is controlled by a security swipe system. Security cameras are fitted in all lifts, lobbies and entrances, while the basement car park is protected by a security shutter gate. All lobbies are equipped with intercoms and security swipes.
9. How many lifts will there be in the buildings?

Each building has two lifts.
10. What sound insulation quality exists between apartments?

Apartment walls, ceiling and floor insulation complies with the Building Code of Australia (BCA) and all applicable Australian Standards (AS).
11. Do the apartments come with blinds and furniture?

All apartments come with roller blinds, but they are unfurnished.
12. Do I get a storage cage?

Yes, all units have a storage cage.
13. Do I get a car space?

All units have a minimum of one car space.
14. Can I have animals?

Residents can keep a maximum of two animals with a combined weight of less than 20kg, subject to written approval from the owners corporation.
15. What amenities does the project offer?

Residents of Jasmine will enjoy a range of amenities including a ground floor communal BBQ area and a children's playground. All residents have access to the rooftop gardens in Buildings C, D & E which include BBQ, adult exercise areas and children's soft fall play zones.
16. Are there any sustainability features in Jasmine?

In addition to having solar panel provisions, Jasmine has a range of passive and active sustainability features with the orientation of apartments optimising natural light and solar access. The development incorporates the principles of Ecologically Sustainable Development by the efficient use of natural resources such as wind, water and solar.

Information supplied on this document should be used as a guide only and is current as at January 2024. Interested parties, prospective and actual purchasers should confirm details and questions with their own legal representatives. The indicative information in this document is subject to change at the absolute discretion of the developer. The developer, its officers, employees, agents and related body corporates expressly disclaim any liability and responsibility (to the maximum extent permitted by law) to any person or organisation for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on the information contained within this document.





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