

# Your Settlement Partner

We offer a unique and  
personalised settlement solution

**LOCANDRO**  
GROUP

## We do.

Penthouses, studio, walk ups, high rise, low rise, townhouses, city, suburban, serviced or duplexes. Locandro Group is a boutique consultancy practice which focuses on the development, construction and settlement of multi residential developments. Our experience across all sectors of a project will ensure that the management of the settlement process is handled by a partner who understands all parts of an entire project. In association with our sister agency company - The Apartment Specialists; as a collective group, we offer a unique proposition to the market. This allows all purchasers to be handled effectively and professionally by an organisation which has a thorough understanding of the entire development process. Sales, construction, settlement, leasing and management. This is what we do.



**Penthouses**



**Studio**



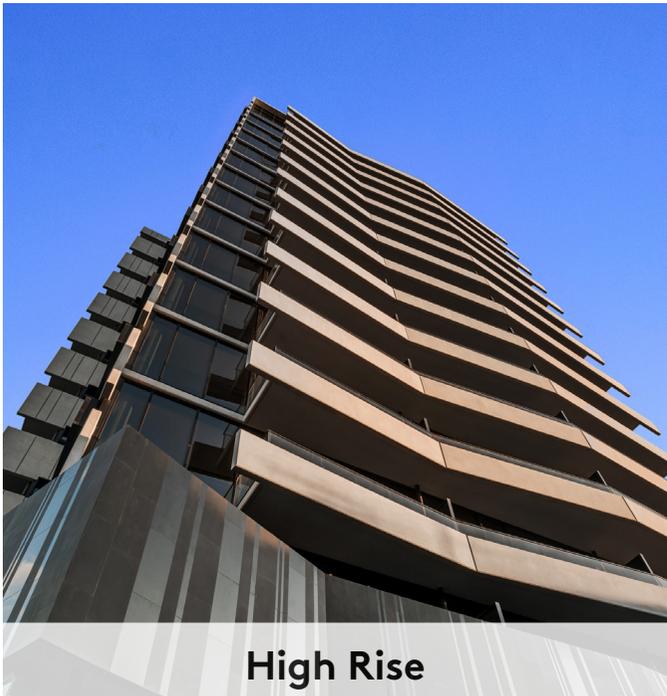
**Warehouse**



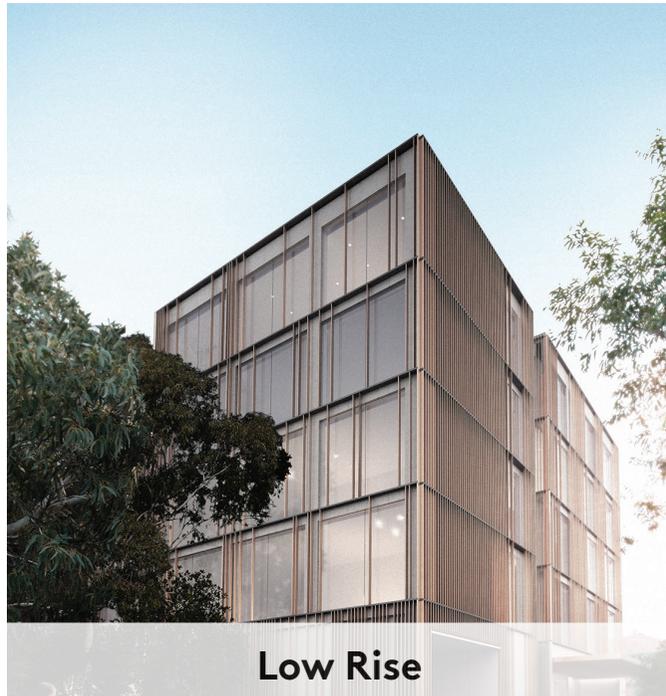
**Duplex**



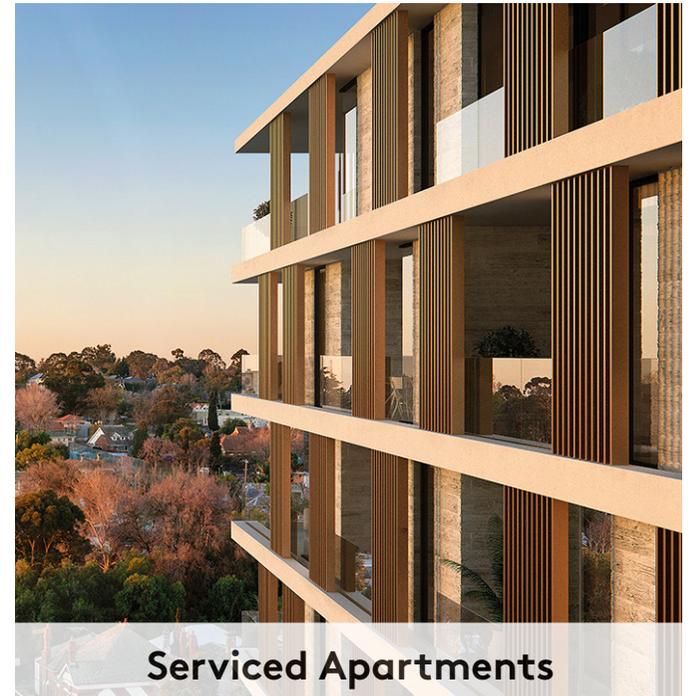
**Town House Walk Up**



**High Rise**



**Low Rise**



**Serviced Apartments**

# Unlike other parties, we are not just tour guides!

Through our involvement in volumes of multi residential projects over the last 23 years we intimately understand that settlement of any project is paramount to a development's success. First impressions count, and therefore we take a hand holding process with all our settlement tasks. We see our role as facilitating any purchasers requests and queries while also ensuring that all parties settle.

## **A Personalised Approach**

Whilst computers and technology are paramount to the coordination of the settlement process, nothing beats accessibility and personal contact. Buyers need to feel settled and comfortable throughout the entire process. Every purchaser is contacted over the phone on numerous occasions so as to ensure that all questions and queries are answered as quickly as possible.

## **First Impressions**

It is a fact that many agents never speak with a buyer after they have sold them a property. Settlement of the property has not yet occurred! This 2- 5 year construction period is paramount to ensure all purchasers are happy. As part of our service we will regularly contact all purchasers during the construction phase, not just 3 months before settlement.

## **Guidance On All That Matters**

As a diversified property group that specialises in multi residential properties we can offer a full and thorough understanding of the entire construction and settlement process. We will not just direct purchaser queries to a third party but can offer a practical and hands on knowledge of the entire process: Construction, Rentals, Move ins, Utilities connections, Valuers, Defects, Solicitors.

## **Multiple Inspections**

In order to get the settlement to occur sometimes multiple inspections are required. Multiple banks, numerous valuers and following up building defects. Management of "particular" clients is what we do best. Our systems and methodologies are established to ensure adaption to the changing market forces on a daily basis.

## **Post Settlement Management**

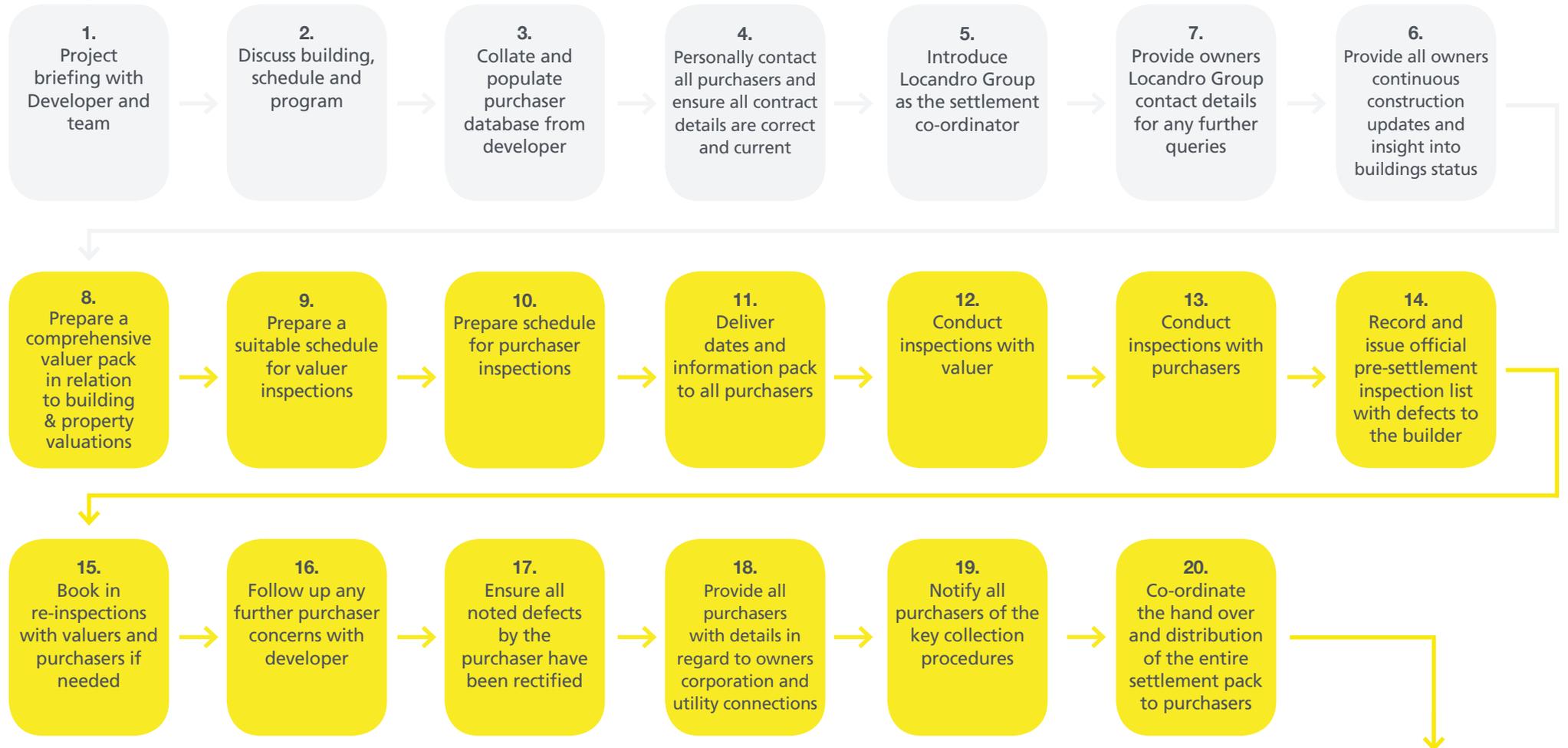
Whilst the job is to assist and ensure settlement of an individual property, we understand that individual elements may arise post settlement. The management and assistance with any particular elements post settlement is part of our service to all purchasers. Protection of your building and our brand is paramount.



**No Settlement  
Partner knows  
the process  
like we do**

# Our Process

## Construction Phase



**Successful Settlement**



Cirque Apartments  
6 Lord Street, Richmond



Vivida Apartments  
367 Burwood Road, Hawthorn



Emblem Apartments  
862 Glenferrie Road, Hawthorn



22 Main  
2 Ross Street, Mornington



Aspera Apartments  
1088 Stud Road, Rowville



Heather Apartments  
3 Sandbelt Close, Heatherton



The Bay Apartments  
218 Bay Road, Sandringham



353 Apartments  
353 Springvale Road, Glen Waverly



One Seven Apartments  
17 Riversdale Road, Hawthorn

## We are experienced

**The management and handover of multi residential complexes is what we do!**

Through our hands on experience we have gained knowledge in every facet of a projects sale, completion, handover and operation post settlement.

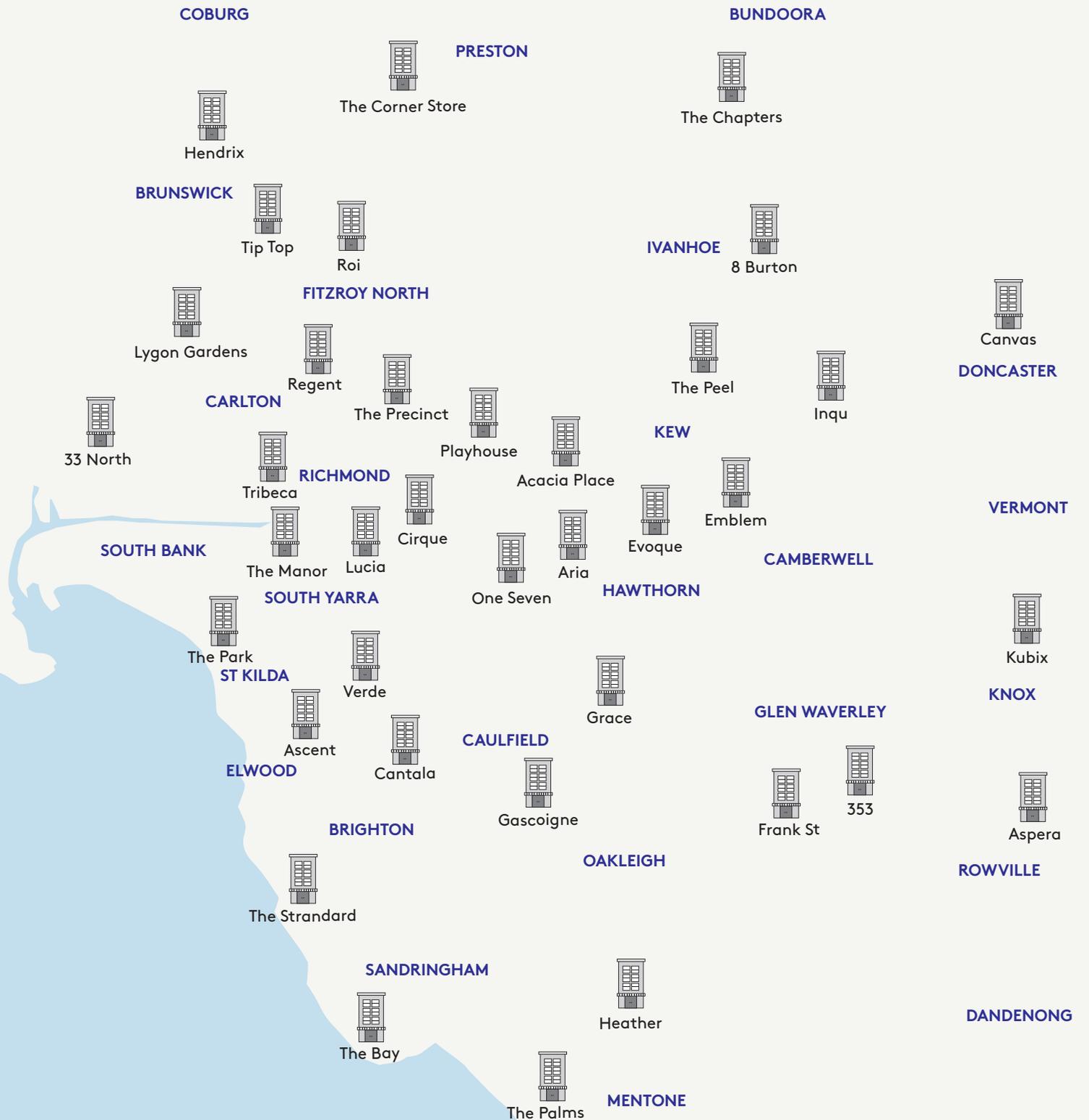
We can guarantee that your project will be managed with the highest possible service and expertise, backed by a team of highly trained professionals.

# We Have Melbourne Covered

Our portfolio of buildings across metropolitan Melbourne provide an insight into our capabilities and understanding of the marketplace. The diversity of location and precincts is a strong reflection of our achievements and is a worthy validation of our capabilities and knowledge of the multi residential sector.

This product knowledge and diversity will ensure that your property is coordinated and settled by an expert who will provide you with the highest possible service.

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