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## Reasons why Investors prefer PIAA Rated Investments.

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*The PIAA 5 Star rating system provides investors a level of confidence in the investment opportunity not previously available.*

*Investors can be confident that the investment information gathered has been independently and audited for correctness, completeness and accuracy. The investment analysis and decision can then be made with confidence. This confidence comes from the following.*

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### 1. Availability of Comprehensive Independently Audited Due Diligence.



PIAA requires and audits over 200 topics of information which is available to the investor or their Investment Advisors. Information assessed includes Development Application conditions through to Marketing Information and Environmentally Sustainable Design Criteria.

Investors can be confident that a thorough independent information audit, not previously available, has been completed and that all the information required to make a sound investment decision has been validated.

### 2. Rated Developments offer Transparency.



A Rated Development shows a Developer's commitment to openness and transparency. Developers provide feasibilities and valuations from registered independent valuer's and provide all documentation about the development.

Investors can be confident that they are not subject to two tier marketing or other dubious schemes and that pricing has been independently verified.

### 3. Ratings lead to quality investments.



PIAA assessors work with developers to achieve the highest possible rating. Recommendation by the PIAA assessors invariably lead to an improvement in the quality of the end product.

Many recommendations have already been adopted by developers undergoing the rating process from increasing warranty periods to remedial work undertaken to enhance building quality.



### 4. Sales Contracts Assessed for Fairness.

Sales contracts are examined by PIAA's legal team to ensure that the investor is not disadvantaged. This is especially important for purchasers buying 'off-the-plan'. Sunset clauses, specifications, termination and warranty clauses and more are examined or included, as they can affect investor benefits if not provided.

Further, in some cases developers will allow the modification of contracts to suit investor requirements for sales on completion.

### 5. Simplified on-going maintenance .



Rated developments are required to comply with PIAA's comprehensive 'hand over' arrangements to ensure that maintenance and on-going costs are kept to a minimum.

Maintenance schedules, warranties, trades people, product specifications and simplified keying and security procedures are all part of the hand over requirement to ensure the investor and Body Corporate has all that is necessary for on-going maintenance of the investment.