An aerial photograph of a beach with waves crashing onto the shore. The water is a deep teal color, and the sand is a light brown. The waves are white and foamy as they break. The text is centered over the water.

TINY AWAY GREAT OCEAN ROAD

FREQUENTLY ASKED QUESTIONS



WHO MANAGES THE ACCOMMODATION BUSINESS?

Tiny Away Australia, a fully owned subsidiary of Big Tiny, will manage the accommodation business in Tiny Away Great Ocean Road. The team has been managing all tiny houses in Australia for Big Tiny, as we started the business.

TINY AWAY **REVIEWS ON AIRBNB**



Superhost

95

Reviews



Verified



Gemima

Great first stay in a tiny house! I'm newly obsessed with them and this Singaporean company is starting the tiny revolution over here. It really is a fully tooled house in miniature. Full size, fully hot shower is amazing, the gas burners are great, and the fridge chilled quickly. Too hot for a fire on our nights, but it would have warmed the space in a jiffy. It was great to wake up and step out into the Bush. The river down the track is beautiful too. There are numerous houses on the property so you'll have neighbours to chat to over your fire pit.



[Big Tiny Tina Seven Hills Tiny House, Tallarook](#)



Leola

We stayed at this little gem for my partner's birthday. It's quiet, bright and peaceful. Patreece was very friendly. She organised every essentials you would need beforehand. We roasted marshmallows on the fire pit at night, napped in the hammock and had breakfast on the deck. There are beautiful light purple/pink flowers opening on the big trees, a big orange tree (full of oranges) at the back and a lot of birds friends. I also like the beddings in the house. It looks nice and the fabric is really soft. I had a good night sleep and woke up by a kookaburra(my favourite bird) in the morning :)



[Big Tiny 6Sixteen The Banks](#)

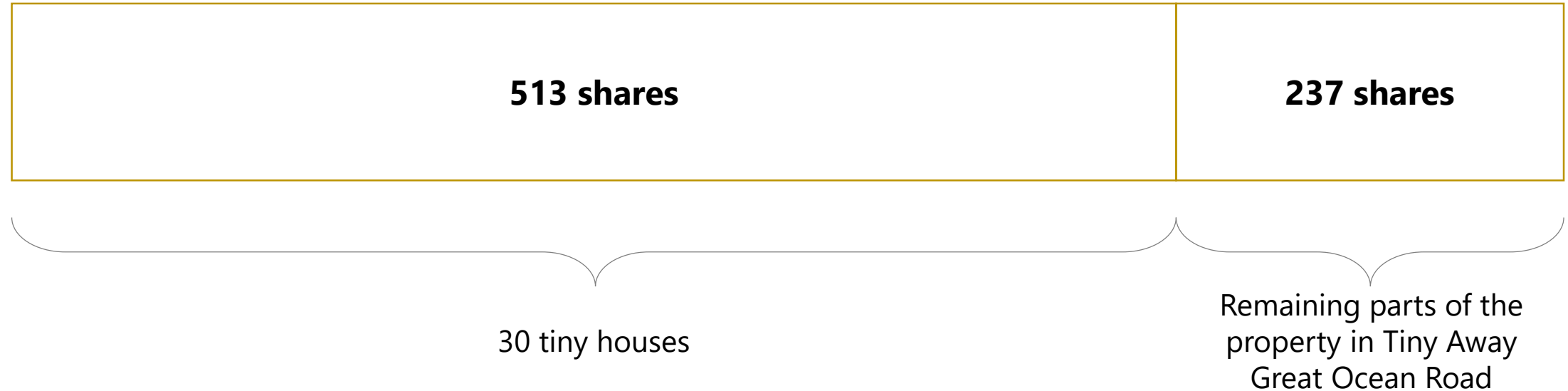
HOW DOES THE ALLOCATED VALUE WORK?

Using the example of Unit #1801 retailing at SGD\$150,000, this unit has an Unit Allocated Value (AV) of 9 and a Land Allocated Value (AV) of 5. The total Allocated Value (AV) of this unit is 14. All payments by or to the purchasers will be proportion to the Allocated Value (AV) held by the purchasers.



WHAT IS THE TOTAL ALLOCATED VALUE FOR THIS PROJECT?

The total allocated value for this project is 750 shares.



WHEN ARE THE PAYOUTS MADE?

Tiny Away Australia will make the payout to the purchasers twice every year, on the 1st of August (for 1st half of the calendar year) and 1st Feb (for 2nd half of the calendar year). A report on the P&L of Tiny Away Great Ocean Road accommodation business will be furnished to all purchasers latest by the end of the first quarter of every year.

WHAT IS THE ESTIMATED LIFESPAN OF THE UNIT AND THE LAND?

The unit is estimated to have a lifespan of 20 years whereas the land is freehold. At the end of the unit lifespan, the purchaser will have the first right to pay a rebuilding fee (according to the share value held by the purchaser) for the unit. If the purchaser chooses not to pay the rebuilding fee, he will retain the remaining share value for the land as the land is a freehold title.

WILL LAND TITLES BE ISSUED TO INDIVIDUAL PURCHASERS?

The land title to the site on which Tiny Away Great Ocean Road sits will be held by the company. The company will issue a separate agreement to the purchaser for each individual unit. This agreement will be registered with the Personal Property Securities Register (<https://www.ppsr.gov.au/>) under the Australia Government, Australian Financial Security Authority to safeguard the interest of the purchasers. This will register the purchasers as a secured creditor of Tiny Away Great Ocean Road Pty Ltd.

WHAT DO PURCHASERS AS OWNERS HAVE TO PAY?

All payments by the purchasers will be proportion to the Allocated Value (AV) held by the purchasers. It includes the reserve fund, management fees and withholding tax. These payments will be deducted directly from the rent collected.

WHAT WILL HAPPEN TO THE PURCHASERS IF TINY AWAY GREAT OCEAN ROAD PTY LTD IS LIQUIDATED (IN THE WORST CASE SCENARIO)?

The agreement issued to each purchaser will be registered with the Personal Property Securities Register (<https://www.ppsr.gov.au/>) under the Australia Government, Australian Financial Security Authority to safeguard the interest of the purchasers. This will register the purchasers as a secured creditor of Tiny Away Great Ocean Road Pty Ltd. The purchasers will have the first right to the assets (land and buildings) held under Tiny Away Great Ocean Road Pty Ltd.

DISCLAIMER

WHILST REASONABLE CARE HAS BEEN TAKEN TO ENSURE THAT THE CONTENTS HEREIN ARE NOT MISLEADING, WE MAKE NO REPRESENTATION AS TO ITS ACCURACY OR COMPLETENESS AND NO LIABILITY IS ACCEPTED FOR ANY LOSS ARISING FROM RELIANCE ON IT. THIS PRESENTATION MAY CONTAIN FORWARD-LOOKING STATEMENTS WITH RESPECT TO BIG TINY'S PLANS AND ITS CURRENT GOALS AND EXPECTATIONS RELATING TO ITS PROJECT, FINANCIAL CONDITIONS, PERFORMANCE AND RESULTS. BY THEIR NATURE, ALL FORWARD-LOOKING STATEMENTS INVOLVE RISK AND UNCERTAINTY BECAUSE THEY RELATE TO FUTURE EVENTS AND CIRCUMSTANCES WHICH ARE BEYOND BIG TINY'S CONTROL INCLUDING AMONG OTHER THINGS, ECONOMIC BUSINESS CONDITIONS, MARKET RELATED RISKS, THE POLICIES AND ACTIONS OF REGULATORY AUTHORITIES, THE IMPACT OF COMPETITION, CHANGES IN LEGISLATIONS, ETC. AS A RESULT, BIG TINY AND ITS PROJECT'S ACTUAL FUTURE FINANCIAL CONDITION, PERFORMANCE AND RESULTS MAY DIFFER MATERIALLY FROM THE PLANS, GOALS AND EXPECTATIONS SET FORTH IN THE FORWARD-LOOKING STATEMENTS. BIG TINY UNDERTAKES NO OBLIGATION TO UPDATE THE FORWARD LOOKING STATEMENTS CONTAINED IN THIS PRESENTATION OR ANY OTHER FORWARD LOOKING STATEMENTS IT MAY MAKE.