Project report: BAIA, Rhodes

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

BAIA, Rhodes is listed as under construction in Rhodes, New South Wales, Sydney, Australia, by Meriton. The handover date on record is mid-2027. No permit number is published. Transparency score: 31 of 100, rank 28 of 49 in Sydney. Not yet reviewed by Kolaboro (added 23 Nov 2026). Last checked 23 Nov 2026.

Key facts

Developer: Meriton
source: https://www.apartments.com.au/new-apartments/baia-rhodes-33-41-blaxland-rd-rhodes-nsw-2138

Location: Rhodes, New South Wales, Sydney, Australia
source: https://www.apartments.com.au/new-apartments/baia-rhodes-33-41-blaxland-rd-rhodes-nsw-2138

Stage: under construction
source: https://www.apartments.com.au/new-apartments/baia-rhodes-33-41-blaxland-rd-rhodes-nsw-2138

Handover on record: mid-2027
source: https://www.apartments.com.au/new-apartments/baia-rhodes-33-41-blaxland-rd-rhodes-nsw-2138

Permit or licence number: not published

Price from: not published

Payment plan: not published

Last checked: 23 Nov 2026

Page we read:
https://www.apartments.com.au/new-apartments/baia-rhodes-33-41-blaxland-rd-rhodes-nsw-2138

Transparency checklist

Transparency score: 31 of 100. Rank 28 of 49 in Sydney

[o] Developer identified by legal name: No legal company name in the pages we read

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: mid-2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read
https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/baia-rhodes/

Sources

https://www.apartments.com.au/new-apartments/baia-rhodes-33-41-blaxland-rd-rhodes-nsw-2138
https://foreigninvestment.gov.au/news-and-reports/news/changes-foreign-purchases-established-dwellings

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/baia-rhodes/
Free to share under CC BY 4.0, credit Kolaboro.