



PRE-SETTLEMENT GUIDE

SAINT EVES



## You're in good hands.

Purchasing land off-the-plan can be a daunting process. Rest assured, the Saint Eves team is here to help you along this journey and make the process as smooth and stress-free as possible for you.

As we approach the exciting milestone of welcoming you to your new land at Saint Eves, we have prepared this Pre-Settlement Guide to equip you with all of the essential information needed.

Inside this guide, you'll uncover the blueprint for a smooth and effortless settlement process, alongside information on title issuance, valuations and the settlement process.

The countdown to your new beginning at Saint Eves has begun, and we are thrilled to be part of this journey with you. We look forward to welcoming you and your family to the Saint Eves community.

If you have any queries or require assistance with your settlement, please reach out to your dedicated Sales Agent who can assist.

# Key Settlement Milestones

## 1 PLAN SEALING

The Plan of Subdivision must be formally approved and sealed by the relevant local authority. This confirms that the land has been subdivided in accordance with all statutory requirements and conditions of development approval.

## 2 TITLE ISSUANCE

Once the Plan of Subdivision has been sealed, it is lodged with the Titles Registry for registration. Upon registration, individual titles are issued for each lot. This is a critical step before settlement can proceed and timelines can vary depending on authority processing times.

## 3 VALUATION INSPECTION

If your settlement requires finance, your financier will need to arrange a valuation inspection of your lot. Our team will guide you through this process and let you know when valuation bookings are open.

## 4 CALL FOR SETTLEMENT

Your solicitor will receive an official notice when settlement is called for. You will be required to settle within the timeframe specified in your contract. If you wish to settle earlier, please discuss this with your solicitor.

## 5 LAND SETTLEMENT

Settlement is facilitated by your legal and financial representatives in line with your contractual obligations. This process sees the transfer of money and official documentation completed, and title to the land transferred into your name.

## 6 ROAD AND LAND ACCESS

Once Call for Settlement occurs, all fencing and road closures will be removed, allowing for public access.

# Valuation Inspections

If your purchase requires finance, your financier will need to arrange a valuation of your lot prior to settlement. In the lead up to settlement, our team will be in touch to assist you in understanding your finance requirements and to help coordinate valuation access.

Your finance provider will arrange a valuation with a registered valuer. Please ensure your finance provider has our contact details so that valuation access can be coordinated in a timely manner. Valuers must be accompanied by a Saint Eves representative during their inspection of the lot.

Valuations will be timed to align closely with the issuing of titles to ensure the best possible valuation outcome for your land.

**We will advise you of the valuation access periods. Please ensure your finance provider is aware of these instructions and has our contact details.**

If you do not require finance to complete your purchase, you will not require a valuation.



# Building at Saint Eves

## DESIGN GUIDELINES

Saint Eves has a set of Design Guidelines that outline the covenant parameters for your lot. Please ensure you familiarise yourself with the Saint Eves Residential Design Standards & Guidelines before submitting your Covenant Application, so you are well-prepared throughout the approval process.

## COVENANT APPLICATION

Once your house plans have been finalised, submit your Covenant Application via the Saint Eves online portal, where you can also track your progress through the covenant journey. This platform will serve as a central hub for accessing your covenant plans and all documentation relevant to your lot. Please note, you cannot commence building without first obtaining Covenant Approval.

## BUILT FORM

The design of your home plays a pivotal role in defining the quality and character of the Saint Eves streetscape. A well-designed home will consider façade articulation, roof line variation, material and colour selection, service locations, appropriate screening and individual architectural character.

## LANDSCAPING

Landscaping has a significant impact on the overall aesthetic of your home and the broader Saint Eves streetscape. We ask that you incorporate high quality, low maintenance planting choices and maintain them regularly to ensure your garden contributes positively to the premium feel of the estate.

## FENCING

Fencing plays an important role in shaping the streetscape at Saint Eves. Any fencing visible from a public area should incorporate the estate's nominated feature fence type. Neighbour fences to side and rear boundaries should not be visible from public areas.

## ADJOINING NEIGHBOUR FENCES

You will need to coordinate with your adjoining neighbours to arrange side and rear boundary fencing. For privacy reasons, we are unable to share neighbour contact details directly, however we are happy to facilitate an introduction by reaching out on your behalf. Please contact your Sales Agent with your best contact details and the lot numbers you wish to connect with, and we can arrange this for you.

## CONSTRUCTION

Maintaining an appealing streetscape and protecting council assets during the construction phase is important to the Saint Eves community. We ask that you and your builder adhere to the requirements outlined in the Saint Eves Residential Design Standards & Guidelines to ensure the estate continues to present to the highest standard throughout all stages of development. We thank you in advance for your cooperation and look forward to seeing your home take shape.

# Living at Saint Eves

## WINDOW FURNISHINGS

All homes should be fitted with curtains, blinds or shutters. To maintain the visual amenity of the streetscape, visually prominent security screens such as diamond grills, or vertical blinds, should not be installed on doors or windows facing a street frontage.

## PARKING

Vehicles should not be parked in front yards, on footpaths, verges or vacant land. Driveways may be used for parking cars or light utilities, however long-term storage of boats, caravans or containers is not permitted. Please be mindful of your neighbours and ensure trucks or oversized vehicles are not parked on the roadway for extended periods.

## LANDSCAPING & GARDENS

Front gardens and verges should be maintained to a high standard at all times. This includes regular mowing, weeding and watering to ensure a neat, healthy and evergreen appearance that contributes positively to the streetscape of Saint Eves.

## WASTE MANAGEMENT

Rubbish bins must be stored behind fencing or otherwise screened from public view and neighbouring properties at all times, with the exception of your scheduled collection day.

## NOISE

Please be considerate of your neighbours and keep noise to a reasonable level at all times. Saint Eves is a community built on respect, and we ask that all residents contribute to a peaceful and enjoyable neighbourhood for everyone.



# Frequently Asked Questions

## **WHEN CAN I SETTLE?**

Your nominated solicitor will receive a 'call for settlement' notification once the Plan of Subdivision has been registered and individual titles have been issued. Once settlement is called for, you will be required to settle in accordance with your sales contract. By law, a 14-day settlement notice period applies. Please ensure your solicitor and financier are prepared and ready to act promptly upon receiving this notice.

## **HOW WILL I KNOW WHEN MY TITLE IS READY?**

Our team will be in contact with you as titles approach registration. Titles Registration is managed by the Queensland Titles Registry and timelines can vary. We will keep you informed of any updates and provide estimated settlement dates as soon as we are able to.

## **WHAT WILL MY LOT ADDRESS BE?**

Your official lot address will be confirmed once the Plan of Subdivision has been registered and addresses have been allocated by the local council. Our team will notify you of your address as soon as it is confirmed.

## **WHEN CAN I ACCESS MY LAND AFTER SETTLEMENT?**

You will have full access to your land from the date of settlement. Please note that some civil and infrastructure works within the broader Saint Eves estate may still be ongoing, and you should take care when accessing the estate during this time.

## **CAN I START BUILDING STRAIGHT AFTER SETTLEMENT?**

Once settlement has occurred and title is in your name, you are able to begin the process of engaging a builder and submitting plans for building approval. Please be aware that construction cannot commence until a Development Approval (DA) or Building Approval (BA) has been granted by the relevant authority. Your builder will be able to guide you through this process.

## **ARE THERE ANY BUILDING GUIDELINES I NEED TO FOLLOW?**

Yes. Saint Eves has a Design Guidelines document in place to ensure the estate maintains a high-quality and consistent streetscape. These guidelines cover matters such as building materials, façade design, fencing, and landscaping. Please refer to your contract documents or contact our team for a copy of the Design Guidelines.

## **WHAT SERVICES WILL BE AVAILABLE ON MY LOT AT SETTLEMENT?**

Saint Eves lots are serviced with connections to reticulated water, sewer, stormwater, electricity, and Opticomm FTTP internet infrastructure. The availability of individual service connections at settlement may vary depending on the stage of development. Our team will advise you of the specific services available for your lot.

## **HOW DO I CONNECT MY UTILITIES?**

Once settlement has occurred, you will need to contact the relevant service providers to establish accounts and arrange connections to your lot.

## **WHAT IF I REQUIRE FINANCE — WHEN SHOULD I CONTACT MY BANK?**

We recommend contacting your financier as early as possible to ensure your finance approval is current and valid at the time of settlement. Finance pre-approvals have expiry dates, and it is important that your approval remains active. Please keep your financier updated with any settlement timeframe communications you receive from our team.

## **WILL ALL ESTATE WORKS BE COMPLETE AT SETTLEMENT?**

While all works required for your individual lot will be complete at settlement, some broader estate infrastructure such as landscaping, footpaths, and communal areas may still be under construction. These works are carried out progressively as the estate develops and will be completed in due course.

## **WHO DO I CONTACT IF I HAVE QUESTIONS LEADING UP TO SETTLEMENT?**

If you have any questions at any stage of the settlement process, please don't hesitate to reach out to your dedicated Sales Agent who will be able to assist you.

