

Ashford

RESIDENCES



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SETTLEMENT GUIDE



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PART 1:

SETTLEMENT OVERVIEW

To assist in preparation for settlement, we have provided a guide to highlight key milestones of your settlement journey.



FINANCE

If you are financing the purchase of your land, now is an appropriate time to contact your financier to make arrangements and update them on the forecast settlement period.



VALUATIONS

To finalise the financing process, your financier will likely require a valuer to access your block of land to provide a valuation in accordance with your loan requirements.

We are working with our civil contractors to allow valuers early onsite access to undertake valuations. As this is still a construction site, for safety reasons this will need to run on an appointment basis.

Please have your valuer contact our Sales Consultant on 3859 5880 to organise a site inspection.



SETTLEMENT

Once we have lodged for plan sealing with the Brisbane City Council (BCC), Council will then commence their assessment. Following approval, the sealed plans will then go to the Titles Office which will facilitate the title registration of your lot. Once titles have been registered and construction completed, our solicitors will issue Notices of Settlement to your nominated solicitor. Your Mirvac Settlement Executive will also contact you to notify you of this milestone.

Settlement will occur 14 days after our solicitors have issued your Notice of Settlement or on the date that has previously been agreed in your contract of sale. Settlement will occur at HWL Ebsworth offices; Level 19, 480 Queen Street, Brisbane.

MIRVAC KEY CONTACT

Your contact with Mirvac doesn't stop after you have signed a contract. Whether it is assistance during the settlement period or a question regarding your covenant application, we are here to help. Please find the details of your primary contact below:

Settlement Executive

ashfordmpc@mirvac.com

07 3859 5207

The Mirvac Settlement Team look forward to maintaining regular contact and providing you with support throughout the settlement and build process. You can expect to receive regular updates highlighting key milestones of your journey and the wider Ashford Residences project.

Please ensure you check your email regularly and notify us of any changes to your contact details as this will be the primary method of contact.





PART 2: EMBARKING ON THE BUILD PROCESS

This section aims to provide a brief overview of your obligations to meet the Ashford Residences design vision, including the covenant application process.

ASHFORD INFORMATION PORTAL

For your convenience, we have developed the Ashford Residences Information Portal as a one stop shop for all the information you and your builder will need to build on your land. This platform has been designed to assist you and your builder in making informed decisions when designing your new home.

Information can be found under the following three headings:

- **Covenants**

Ashford Design Guidelines, Covenant Approval process and Bond Payment details in an easy to follow format. We encourage you to familiarise yourself with this page before submitting your covenant application.

- **Lot Documentation**

Providing you and your builder quick access to all technical documentation relating to your lot. Disclosure documents, building envelope guides, draft survey plans, services & lot plans etc.

- **Application**

Once your house plans have been finalised, submit your covenant application via the online portal and track your progress through the covenant journey.

We encourage you to share this link with your builder and all other relevant stakeholders.

COVENANT APPROVAL & BOND PAYMENT

As we expect an influx at the time of settlement, now is an ideal time to submit your Covenant Application to the Ashford Design Committee.

Please note, you cannot commence building without gaining covenant approval. We encourage you to familiarise yourself with the Ashford Information Portal to ensure you have a clear understanding of the covenant parameters.

Please submit your Covenant Application to the Ashford Design Committee via the 'Application link on the Ashford Information Portal.

A complete Covenant Application will contain the following items:

- External colour selections
- Landscape plans addressing all street frontages
- Sited house plans
- Front, rear & side elevations
- Proof of \$3,500 Bond Payment

If you have a question before your plans have been finalised, you are welcome to contact your Mirvac Settlement Executive who will endeavour to provide you with preliminary advice. Please note, this does not qualify as Covenant Approval and you will need to submit in full once plans have been finalised.

BOND PAYMENT

Please pay your \$3,500 bond payment by Direct Debit to the following account:

ACC Name: HWL Ebsworth Lawyers Law Practice Trust Account

BSB: 034-003

ACC Number: 246634

Description: Surname & Lot Number - Covenant Bond

Once your house, landscaping and fencing are complete, please request your final inspection via the Ashford Information Portal. Your \$3,500 Covenant Bond is fully refundable upon a successful final inspection.

ADJOINING NEIGHBOUR FENCES

You will need to coordinate with your adjoining neighbours to arrange the side and rear fencing to your block. Due to privacy reasons, we are unable to give your neighbours details directly. However, we can send an email on your behalf to the surrounding owners requesting they get in touch to coordinate fencing arrangements. Please contact the Mirvac Settlement Team on ashfordmpc@mirvac.com with your best contact details and the lots you wish to get in touch with.

In order to ensure a covenant compliant outcome, we encourage you to familiarise yourself with the side and rear fencing parameters before engaging your neighbours. Please read further information in section 4 of the Ashford Residences Design Guidelines.

CONSTRUCTION OBLIGATIONS

Maintaining appealing streetscapes and council assets is integral to Ashford Residences, even during the construction phase. We ask that you and your builder consider the information outlined in the Ashford Residences Design Guidelines to ensure the development always presents highly. We thank you in advance for your cooperation.

Please read further information in Section 5 of the the Ashford Residences Design Guidelines.





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PART 3: LIVING AT ASHFORD RESIDENCES

The Ashford Residences Settlement Guide aims to assist buyers in sharing our vision of producing well-designed, high quality homes and a premium Mirvac community.

A great design will add value to your home, increase sustainability and improve your quality of life. Our aim is to provide an attractive development with harmonious streetscapes. A highly desirable community in which you will be proud to live.

On behalf of Mirvac, we would like to take this opportunity to thank you for your cooperation and patience throughout the covenant and build process. We are confident your efforts will be worthwhile as part of your investment at Ashford Residences, now and in the future.

Ashford

RESIDENCES

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