



FREQUENTLY ASKED QUESTIONS

Q. Where is Lochinvar Ridge?

A. 9 Sanctuary Drive, Lochinvar NSW 2321

Q. Who is the developer?

A. Lochinvar Ridge Estate Pty Ltd, Branxton, NSW 2335

Q. Who is the selling/marketing agent?

A. Urban Land Housing Phone: 1300 562 446
Web: LochinvarRidge.com.au

*Note there is Agent interest from Urban Land Housing / Christopher Lowry.

Q. When will the land be Registered?

A. The first stages are now Registered! Further stages are estimated to Register Sep / Oct 23 depending on timing of approvals from relevant authorities.

Q. What is the zoning of the land?

A. R1 General Residential under Maitland LEP 2011.

Q. Is the land Torrens Title?

A. Yes, the land is Torrens Title.

Q. Will all the land be released at the same time?

A. No. The releases will be staged.

Q. If I buy a block, can I subdivide it?

A. No further subdivision is permissible. Refer to Contract for Sale and S.88B Restrictions on User.

Q. What was the last use of the land?

A. Rural farmland.

Q. Are there any restrictive covenants on the land that would affect the type of house I can build?

A. Yes. There are a number of covenants that will be placed on the land title that control the types of construction and land use. These restrictions are essential terms of your purchase. Please ensure your conveyancer/solicitor explains these to you prior to exchange. There are also 'Design Guidelines' see below.

Q. Are there Design Guidelines?

A. Yes. Design Guidelines have been produced to help create a well-designed, high-quality streetscape at Lochinvar Ridge and to protect the value of your new home. The Guidelines form part of the Contract for Sale and are also included in the restrictions on title known as the in the S.88B instrument. For a copy of the Design Guidelines please [click here](#).



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Q. What is the Lochinvar Ridge Design Guidelines Compliance Bond?

A. A \$5,000 compliance bond (\$7,500 for corner lots) is payable on settlement to Lochinvar Ridge Estate Pty Ltd to ensure that all development complies with the Lochinvar Ridge - Design Guidelines. A refund of the bond is claimable following full compliance with various stages of the Guidelines.

Q. Are dual occupancies allowed in Lochinvar Ridge?

A. No. These are not permissible as per the Contract for Sale and the S.88B Instrument that will be on Title and strictly enforced by the developer.

Q. Are duplex constructions permitted?

A. No, duplex constructions are not permitted.

Q. Can I build a granny flat?

A. Yes. Maximum floor area of 60sqm under the same roof.

Q. Can I build a pool?

A. Yes, pools are permissible.

Q. Can I have a shed on my property?

A. Yes, located behind the approved Dwelling, or screened from public view, and constructed in new non-reflective, materials. Maximum shed size is generally governed by 60% site coverage.

Q. How many lots will there be in total?

A. Over 650 lots in total. The first stages of 105 lots are nearing completion.

Q. Are the lots in a flood zone?

A. No, the land is not in a flood zone.

Q. What about bushfire restrictions?

A. The majority of Lochinvar Ridge is not identified as being bushfire prone land.

Q. Are the blocks flat?

A. The blocks have been designed to be generally flat. Retaining walls will also be constructed to provide generous size building blocks with wide frontages.

PURCHASE

Q. If I am interested in purchasing a lot what do I need to do?

A. Register your interest at LochinvarRidge.com.au or speak to the Sales Team on 1300 562 446.

Q. How do I purchase a block?

A. After choosing your block pay a \$2,500 reservation fee. \$550 incl GST of the reservation fee is non-refundable, if you do not proceed with the purchase.



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Q. What deposit is required in order to exchange?

A. 5% of total purchase price less \$2,500 reservation fee already paid.

Q. Do I have to build straight away?

A. To receive a refund of your Design Guidelines bond you will need to complete house, driveway and landscaping within 18 months of settlement on your land.

Q. Are there any house and land packages?

A. Yes. It is anticipated that a number of lots will be allocated to a selection of high quality home builders to deliver a diverse range of packages to suit all lifestyles. If you choose a house, and land package your home will already be designed in accordance with the Design Guidelines.

Q. How long do I have in between paying the reservation fee and signing contracts and paying the 5% deposit?

A. Contracts are required to be exchanged within 7 days of contract being issued. Please refer to Purchase Process document. [Click here.](#)

Q. Is GST included in the sale price?

A. Yes. GST is included in sale price.

Q. What about finance? Who can help me with this?

A. Urban Land Housing Finance can assist you with the purchase process. Our Sales Team can help you with this enquiry.

Q. Are there any Government Grants available?

A. You may be eligible to apply for the following First Home Buyer Choice NSW Government Grant First Home Owner Grant (New Home) Scheme First Home Buyer Assistance Scheme Visit www.revenue.nsw.gov.au/taxesduties-levies-royalties/transfer-duty/firsthome-buyers for more information.

Q. Who is the Vendor's Solicitor?

A. Rankin Ellison Attention: Philip Penman Phone: 02 8297 5914 Suite 5.02, Level 5 Angel Place, 123 Pitt Street, Sydney NSW 2000 philip.penman@rankinellison.com.au

Q. Can I use a bank guarantee or a deposit bond when I exchange?

A. No.

Q. What is the stamp duty required?

A. Refer: www.revenue.nsw.gov.au/taxes-duties-levies-royalties

Q. When do I have to pay stamp duty?

A. Within three months of exchange of contracts.

Q. Is there delayed settlement?

A. Yes, on Unregistered land. Settlement will be required after Registration of the plan following completion of all necessary subdivision works.

Disclaimer: The information contained herein is believed to be correct at the time of writing but may vary from time to time. Intending purchasers must rely on their own enquiries and should seek their own legal and financial advice before deciding to purchase any property.
Lochinvar Ridge Estate Pty Ltd



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Q. When will I be required to settle?

- A. Unregistered land: 21 days after the vendor provides the Registered Deposited Plan to the purchaser or the solicitor or conveyancer acting for the purchaser.
Registered land: 28 days from unconditional exchange.

FACILITIES/AMENITIES

Q. What services are/ will be available to each lot?

- A. Town Water, Electricity, Gas, NBN and Sewer.

Q. Where is the nearest rail station?

- A. 2 kms to Lochinvar Train Station.

Q. Where are the nearest schools/higher education facilities?

- A. Early Learning: St Nicholas Early Education Lochinvar, Lochinvar Learning Early Education
A. Primary Schools: St Patrick's Primary School Lochinvar, Lochinvar Public School
A. High Schools: St Joseph's College Lochinvar, Rutherford Technology High School
A. Higher Education: TAFE Maitland, University of Newcastle

Q. What amenities are nearby?

- A. Aird's of Lochinvar and for everyday essentials Lochinvar Post Office, Rutherford Marketplace and Stockland Greenhills are nearby. The Proposed Lochinvar Town Centre will be within 5 mins.

Q. Where are the major shopping centres?

- A. There is a proposed Town Centre adjacent to Lochinvar Ridge. However, in the meantime the closest shopping centres are Stockland Green Hills, Rutherford Marketplace, Cessnock Town Centre, Maitland Riverside Plaza and Huntlee Town Centre.

Q. If I have a question for Council who do I go to?

- A. Duty Planner Maitland City Council. Ring 02 4934 9700.

Q. For more information about this land who do I contact?

- A. LochinvarRidge.com.au or call 1300 562 446.