

Everleigh

Settlement and Building Guide





Congratulations

on the purchase of your
new home at Everleigh.

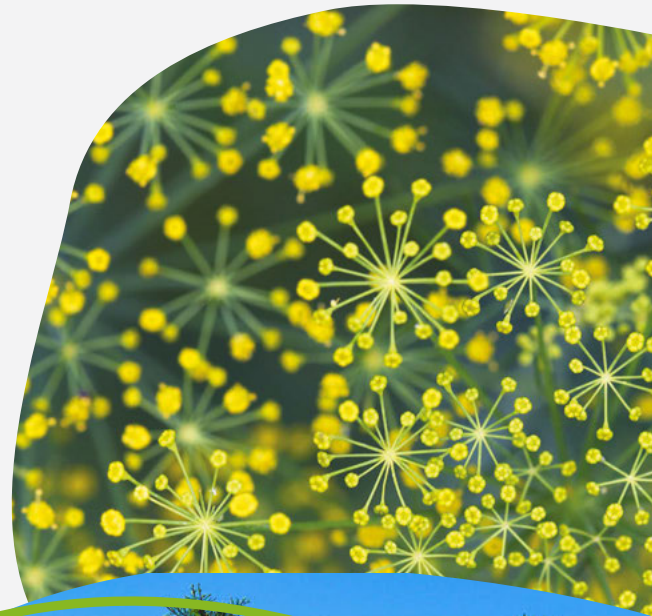
This guide is designed to provide you with an overview of your journey from signing your contract, building your new home and moving to Everleigh. Within this guide, you will find a summary of the steps involved in reaching settlement, together with important information on building your new home. Finally, some key ideas to ensure the vision of Everleigh is realised once everyone has settled in.

Yours sincerely,

The Everleigh Customer Relationship Team

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Contract and settlement overview

To assist in preparation for settlement, we have provided a guide to highlight the key milestones of your settlement journey. You will also find the contact details for the Everleigh Customer Relationship Team who you are welcome to contact with any queries you have going forward.

Settlement Checklist

Finance

If you are financing the purchase of your land, after contract signing you will need to contact your bank/financier to finalise arrangements and obtain finance approval. It will be important to keep them informed on your forecast settlement date to ensure your finance approval does not expire.

Valuations

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

For safety reasons this will need to run on an appointment basis. Your valuer can book this appointment directly by emailing qldcustomer@mirvac.com for the relevant precinct bookings link.

Once confirmed, please have your solicitor contact our solicitors HWL Ebsworth to confirm you have met your finance term and your land contract will go Unconditional.

Settlement

Approximately the same time that we reach Practical Completion on the site, we will lodge for Plan Sealing with Economic Development QLD (EDQ). The sealed plans will then go to the Titles Office to facilitate the registration of individual Titles for your block of land. Once the Titles have been registered and the subdivision works complete, our solicitors will issue Notices of Settlement to your nominated solicitor. You can also expect to personally hear from the Everleigh Settlement Team, notifying 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.

Roads Opening

We appreciate you are eager to have a look at your new block of land. Approximately the same time that we lodge for Plan Sealing, we will open the precinct to the public. We will be in touch to notify you of this milestone, welcome you to drive around the community and access your block.

This is an exciting time for you and your family and of course, a great photo opportunity!

Cyber Security Awareness

When you pay a deposit to Mirvac or settlement monies there may be a need for you to pay money to a bank account (either Mirvac, your solicitor/conveyancer or Mirvac's Solicitor). There is a chance that cyber criminals could issue false communications about the relevant bank account in an effort to steal from you.

Use our simple security checklist to help protect yourself:



1. Pause:

If an email, call or text doesn't seem quite right, just take a pause.

- Is the email address correct?
- If the address is correct, does the request seem legitimate?
- Do you know this person?
- Were you expecting this email?
- Does it read well, or does it appear slightly unprofessional?

Don't act on any requests until you have verified that they are legitimate.



2. Verify:

If you have received a request from someone, take steps to verify that it is legitimate.

For example, if your solicitor has emailed you with a change of bank account, even if the email looks like it is from them, still call a known person to verify those details.



1. Ignore:

If you aren't able to verify that the request is legitimate, or if something doesn't feel quite right, ignore it.

You will never receive urgent, unexpected requests for payment.

If this happens, please contact your solicitor or a Mirvac team member over the phone, or in person.

Mirvac regularly reviews any impersonation attempts and brings down these fraudulent activities.

Mirvac Key Contacts

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 contact the Everleigh Customer Relationship Team at qldcustomer@mirvac.com or phone 07 3859 5888

The Everleigh Customer Relationship 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 Everleigh 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.

“We made a conscious decision to develop a unique, bold concept that is translated through the generous parks, sports fields, waterway corridors and open spaces that unite Everleigh as one.”

Matthew Franzmann
Urbis, Landscape Architects

Embarking on the build process

This section aims to provide you with a brief overview of your obligations to meet the Everleigh vision. Included in this section is a link to the Building @ Everleigh Portal, information on the Covenant Application process and useful information to pass on to your builder.

Building @ Everleigh Portal

For your convenience, we have developed the Building @ Everleigh 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.

All information can be found under the following three headings:

Covenants

Covenant Design information including examples in an easy to follow format. Please ensure you familiarise yourself with this page and the Everleigh Residential Design Standards & Guidelines to ensure you are well-rehearsed in the covenant parameters prior to submitting your Covenant Application.

Lot Details

An interactive mapping tool enabling you to view all service layout plans and technical documentation relating to your lot. Please ensure your builder is aware of this platform.

Application

Once your house plans have been finalised, submit your Covenant Application via the online portal and track your progress through the covenant journey. This platform will act as a database for you to have access to your covenant plans and all other documentation relevant to your lot.

As we expect an influx at the time of settlement, we encourage you to submit your Covenant Application via the Building @ Everleigh Portal as soon as possible.

Please note, you cannot commence building without gaining Covenant Approval.

A complete Covenant Application will contain the following items:

- External colour selections
- Landscape plans addressing all street frontages
- Sited house plans
- Front, rear and side elevations
- Proof of Covenant Bond Payment

If you have a question before your plans have been finalised, you are welcome to get in touch with the Everleigh Customer Relationship Team 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.

Built Form

The design of your home is paramount in defining a consistent standard of quality for Everleigh. A well-designed home will consider articulation to the facade and roof line, variation in colour and materials, service locations, appropriate screening and architectural flair.

Landscaping to Meet Covenant

Your landscaping has a huge impact on the aesthetic of your home and the streetscape at large. We ask that you incorporate high quality, low maintenance landscaping choices and maintain them on a regular basis to ensure your garden upholds the premium Everleigh streetscape.

Fencing to Meet Covenant

Fencing also plays an important role when forming the streetscape of Everleigh.

Any fences that are visible to the street contribute to the overall aesthetic of the estate. We ask that you incorporate the feature type fence to any publicly visible area and ensure Neighbour Fences are always invisible to the street.

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 can't give your neighbours details directly. We can however facilitate the introduction by sending an email on your behalf requesting they get in touch to coordinate fencing arrangements. Please contact the Everleigh Customer Relationship Team on everleigh@mirvac.com with your best contact details and the lots you wish to get in touch with.

The covenant prescribes your boundary fences to be Neighbour Fence and not visible to public areas. In order to ensure a covenant compliant outcome, we encourage you to familiarise yourself with the boundary fencing parameters before engaging your neighbours.

Construction Obligations

Maintaining appealing streetscapes and council assets is integral to Everleigh, even during the construction phase. We ask that you and your builder consider the information outlined in the Everleigh Residential Design Standards & Guidelines to ensure the development always presents highly.

We thank you in advance for your cooperation.



Living at Everleigh

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

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 Everleigh, now and in the future.

Good Neighbour Guide

When the time comes to settle in to your new home, please see the below helpful tips to ensure the Everleigh community is a harmonious and neighbourly place to live.



Parking

Vehicles of any kind are not to be parked in your front yard, on footpaths, verges or vacant land. Your driveway can be used to park cars or light utilities but not for long term storage of boats, caravans or containers.



Oversized / Commercial vehicles

To keep thoroughfares clear, trucks or similar vehicles cannot be parked on the roadway for extended periods of time.

Truck parking in residential areas is not permitted at Everleigh and we ask that you contact the Logan City Council for suitable alternatives - council@logan.qld.gov.au or 3412 3412.



Waste / Rubbish

Rubbish bins are to be kept behind fences to hide them from public view at all times, except for the day of rubbish collection which is a Thursday at Everleigh.

Please ensure you put your bin back behind your return fence property after rubbish collection.

Please also remember to take poo bags when you walk your dog and be sure to pick up after them and dispose of your dog's waste thoughtfully.



Laundry

Clothes drying facilities must be located away from or screened from public view.



Window fittings

For privacy, homes should be fitted with curtains, blinds or shutters. Please ensure visually prominent security screens (e.g. diamond grills) or vertical blinds are not installed on doors or windows facing the street frontage.



Noise

In the interest of positive neighbour relations, please consider those around you and keep noise to a respectable level at all times.



Landscaping

Front gardens should be kept tidy with grass mowed regularly, gardens weeded and plants thriving for an evergreen look and feel. It is the responsibility of the landowner/occupant to:

- Mow the grass in their front yard, including the secondary street frontage on corner lots and the verge between the footpath and road
- Tend to the gardens in their front yard including the secondary street frontage planting alcoves on corner lots; and
- We also encourage owners to and in the vicinity of pedestrian links to maintain these areas. Mirvac has designed these links to be attractive and safe. Council maintenance of these areas may be limited and resident stewardship will be required to keep these to a high standard.

Covenant questions

Please refer to the stage specific Residential Design Standards & Guidelines for information specific to your lot. Please visit buildingateverleigh.mirvac.com for more information.

Thank you in advance for observing the Good Neighbour Guidelines at Everleigh.

Sustainable Living

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy lifestyle choices and result in lower household expenses.

While not mandatory, we encourage you to read further on Sustainable Living practices in Part 3 of the **Everleigh Residential Design Standards & Guidelines**.

Community

At Mirvac we recognise the importance of delivering community infrastructure that meets the needs of an evolving neighbourhood and its surrounds.

Our dedicated community manager, Suzanne, will implement a vibrant community and event program for all to benefit and enjoy. Community programs are already underway in Greenbank, with boot camps, reptile shows and weekly coffee groups enjoying strong support from local residents and businesses.

We look forward to growing with you and your family and being part of the local community for years to come.

Please don't hesitate to contact our Community Team at the Everleigh Sales Office to get involved.

To stay up-to-date, join us on social media:

facebook.com/EverleighGreenbank

facebook.com/EnrichingCommunitiesGreenbank

instagram.com/everleighgreenbank



Everleigh

Visit the sales office open daily 10am - 5pm
3 Guroman Drive, Greenbank
Call 07 3859 5960 or visit everleigh.mirvac.com

