



## FREQUENTLY ASKED QUESTIONS THE RIDGEWAY

### THE DEVELOPMENT

How many lots will be in the sub-division?

136 lots.

Is the land already sub-divided/registered?

Yes.

Has the road, sewer, water, and electricity been completed?

Yes.

Has NBN Cable or Fibre be provided?

Yes, NBN installed.

How wide are the roads?

Road width ranges from 7.5m -12m depending on the location of your land. Please confirm this with the sales team.

Are there street names and number for all lots?

Yes, please refer to the registered plans.

Is this area subject to flooding?

No.

Is this area subject to bushfires?

Yes, all lots will require additional construction requirements. This is standard for most new homes

in Sutherland Shire. Please ask the sales team for the specific rating for your desired lot.

Is there rock on the blocks?

Most of the Sutherland Shire is built on rock. This has both opportunities and constraints with construction. Discuss with your builder.

Can I use the acoustic wall as my rear fence?

Yes, you are not allowed to build within 1m of the retaining wall as the sound wall will have a 1m access easement along with it. Please refer to your Lot Disclosure Plan for more details.

What was the last use of the land?

Vacant bushland used by cyclists and bushwalkers.

### COUNCIL/APPROVALS

What Council is the Ridgeway situated? Sutherland Shire.

What is the zoning?

The land is zoned E4 which is Environmental Living.

Can I re-subdivide or build a duplex?

No.

Can I use land for commercial purposes? (Doctors, Childcare?)

No.

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### THE LOTS

Are the blocks steep?

The blocks are relatively flat. Please ask the sales team for the individual lot disclosure plan for your particular lot. This plan shows the exact contours of the land.

Are there easements on the land?

Yes. There are sometimes easements at the rear, front, and in some instances side of properties. These have been designed and will be installed to allow for minimum impact on the building footprint.

Will the land be cleared?

Yes. All trees being retained are located on community property

Is there natural Gas?

No.

### PRICING

What are the prices?

Please ask the sales team for the latest price list

Are the prices negotiable?

No.

Is GST Included? Yes.

### PURCHASE PROCESS

What is the purchase process?

Please ask the sales team for the purchase process information sheet. [Online version click here.](#)

What is the Deposit?

10% Cash or Bank Guarantee.

Will deposit bonds be accepted?

Deposit amount 5%

When is settlement?

Settlement is 28 days after the contract exchange date.

### BUILDERS

Can I choose my own builder?

Yes.

Are there House and Land Packages available?

Yes. Please speak to the sales team to get a copy of the latest designs from leading builders.

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### BUILDING

Can I go through Complying Development Code (CDC)?

No. All home designs must go through Council for approval

Are there design guidelines?

Yes. Purchasers must comply with Council DCP and the development Design Guidelines. Please ask sales staff for the Council summary of their design requirements. Online version [click here.](#)

Can I build a granny flat?

Yes. Subject to Council approval. We would suggest most of the lot sizes would not meet Council requirements.

Do I have a timeframe to build in?

36 months.

### COMMUNITY TITLE

Is the land Community Title? Yes. There are many benefits to community title such as increased resale value due to the quality of the development being maintained. Please ask our sales team for the full community title fact sheet.

Online version [click here.](#)

Do I own my own land?

Yes. Community title means that you own your own lot but also have shared ownership in community areas such as road & parks.

What facilities are included?

There will be two parks, walking tracks, playground, picnic & BBQ areas. Please request overall park plan from sales team if you wish to see more.

What are the community levies?

Approximately \$350 per quarter. Subject to the lot unit entitlement.

Do I still have to pay Council rates?

Yes. This will cover all costs for garbage, Council parks, libraries and the other range of Council services provided.

Will the development be gated?

No.

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