

# ARCHES

PORT CAMPBELL



## F.A.Q.

### *How do I keep updated?*

If you've registered your interest you'll receive updates from time to time.

Anyone who purchases a lot will receive regular updates, and as we commence construction a project newsletter will be issued directly to you.

### *When is further information available?*

Contract, Project Vision, and Plan of Subdivision will be made available on the website and prior to the launch of sales. A price list will be made available a few days prior.

### *How do I secure a block?*

You will have secured a block when a contract of sale is signed by you and returned to the selling Agent, along with the deposit.

Deposits will be 10% of contract value in total. \$5,000 must be paid upon signing. The balance paid by 1 August, 2021. Deposits will be held in trust by our legal representative, Taits Warrnambool.

### *Can I negotiate on contract terms or price?*

No. Contract conditions and lot prices are not negotiable.

### *Deposit refund?*

Arches will consider this on a case by case basis.

### *Can you hold my lot while I review contract documents?*

No. You will be issued project documents two weeks prior to launch of sales.

### *Do I have to build by a certain date?*

No.

### *What can I build?*

The Project Vision covers off what we will achieve, and the Contract of Sale and Memorandum of Common Provisions outlines what you must or must not do. We strongly encourage you to carefully review these documents prior to purchasing a block. Please ask questions if you need to.

### *How will my plans be approved?*

You do not need to have your plans approved. If you would like guidance please forward your query to [admin@ampleig.com.au](mailto:admin@ampleig.com.au)

*Is there any Body Corporate fees or similar associated with Arches Port Campbell?*

No.

*Will there be a soil test available?*

Individual Lots will not be tested by Arches Port Campbell prior to construction. Builders will be given the opportunity to soil test individual lots once Statement of Compliance is achieved.

*What services will be available to the block?*

Standard services will be available including NBN, power, water, sewer and stormwater. No Gas.

*Who do I forward any further question to?*

Please direct general questions to your local agent:

» Falk and Co, Warrnambool  
Gary Attrill  
0477 026 566  
[gary@falk.com.au](mailto:gary@falk.com.au)

» One Agency, Surfcoast  
Shaun O'Callaghan  
0477 881 808  
[shaun.o@oneagency.com.au](mailto:shaun.o@oneagency.com.au)

Please direct any contract queries to Tait's Legal in Warrnambool via your legal representative.

*What is the process from now to Settlement?*

Good question. Our formal planning application has been issued to Corangamite Shire and we anticipate formal planning approval in the form of a Planning Permit, in the coming months.

Construction can commence when we have sufficient pre-sales. This is a requirement of the bank. So while we would love to have a firm date, the rate of sales are subject to market forces, this means that this is a moving target.

It is our experience that construction will take anywhere from 12 to 18 months once sufficient pre-sales have been achieved. Given the planning status of this project and the likely construction duration, the soonest titles will be available is 24 to 30 months.

Towards the end of the construction phase we will open Arches Port Campbell for soil testing, builder inspections, survey, and bank valuations, when it is safe to do so.

When construction is complete and we have achieved individual titles, this is when you will need to settle your lot.

Construction of your home can commence immediately after settlement, of course you will need to satisfy the Authorities and achieve your own approvals for your build.



**ARCHES**

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