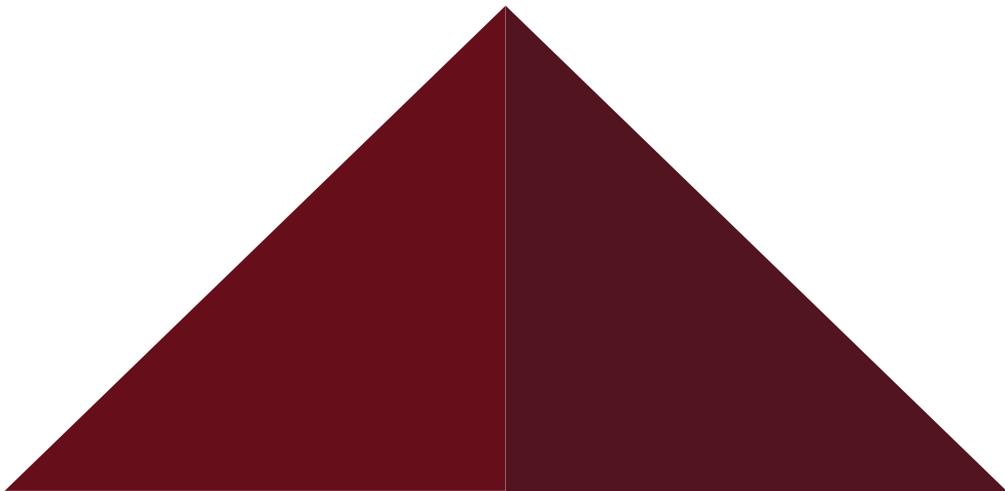


## FREQUENTLY ASKED QUESTIONS



COUNTRY CHARM,  
URBAN CONVENIENCE.



## 1. WHAT IS WICKHAM HILL ESTATE?

Wickham Hill Estate is a land subdivision 2kms from the heart of Griffith. It is a 28 large lot premium up and coming estate, almost in the heart of Griffith. It gives rural charm with urban convenience with most of the lifestyle, restaurants, cafes and shops almost at your doorstep.

## 2. WHAT LOTS ARE AVAILABLE RIGHT NOW?

There are 28 lifestyle lots from 4,000m<sup>2</sup> available, as shown on our website. For the most up-to-date availability, please refer to [www.wickhamhill.com.au](http://www.wickhamhill.com.au)

## 3. WILL THE BLOCKS HAVE SERVICES INCLUDED?

Yes. Services included with the blocks are power, water, gas, stormwater and NBN. You will be required to install your own Aerated Wastewater Treatment Systems (AWTS) to treat effluent disposal on site as detailed below.

### ONSITE EFFLUENT DISPOSAL

Effluent disposal: All lots must have a minimum land application area provided on the lot, according to the points below for the purposes of effluent disposal, in accordance with the findings and recommendations of McMahon's Earth Science's "Land Capability Assessment" dated 10 July 2023:

For lots 1-8 & 18-28:

- A land application area of 210m<sup>2</sup> for a three-bedroom house with two living areas.
- A land application area of 251m<sup>2</sup> for a four-bedroom house with two living areas.
- A land application area of 293m<sup>2</sup> for a five-bedroom house with two living areas.

For Lots 9-17:

- A land application area of 246m<sup>2</sup> for a three-bedroom house with two living areas.
- A land application area of 296m<sup>2</sup> for a four-bedroom house with two living areas.
- A land application area of 345m<sup>2</sup> for a five-bedroom house with two living areas.
- The agent can show you the area proposed for this detention as all lots are easily able to comply.

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## 4. WHAT ARE THE RESIDENTIAL LOTS ZONING?

All blocks are zoned R5 - Large lot residential.

## 5. ARE THERE ANY EASEMENTS?

Yes, there are easements for the supply of utility services. Easements should not pose a problem for building and design. See Plan of Subdivision and Contract of Sale for each specific lot. This is still subject to change, however any easements required will all be set at the boundaries of properties and within the building setback requirements.

## 6. ARE THERE ANY COVENANTS?

Yes. Covenants are detailed in the Contract of Sale or are available from the selling agent.

## **7. WHAT ARE COVENANTS?**

Covenants are in place to protect and enhance the long-term value of the estate. These come in the form of some building and fencing guidelines. The covenants make sure the estate has a cohesive premium and luxury look and style.

Flood-Affected Lots: A few lots (10-16) are categorised as having a low flood hazard, based on the AHD reduced level for the %1 AEP storm event (commonly known as a 1-in-100-year event). To mitigate this risk, the developer has constructed a flood detention basin on Lot 10 to contain potential floodwaters.

## **8. WILL THE BLOCKS BE FENCED?**

No, the blocks will not be fenced.

Individual fencing will be the responsibility of block owners and their adjoining neighbours.

During the selling period, where the developer is the owner of an adjoining block, they will not financially contribute to fences. Block owners will need to seek contribution from future adjoining neighbours. Fencing materials are as per the specified Planning Consents and Covenants detailed in the Contract of Sale, as well as requirements and restrictions in-line with council regulations.

## **9. WILL THE BLOCKS HAVE CROSSOVER DRIVEWAYS?**

Yes. Crossover driveways will be the responsibility of the developer.

## **10. WILL THE SUBDIVISION INCLUDE SEALED ROADS, KERBS AND GUTTERS?**

Yes. The subdivision will have sealed roads, kerbs and gutters.

## **11. WILL THE SUBDIVISION INCLUDE FOOTPATHS?**

Footpaths apply only to specified locations. See the Planning Consent for each stage for further details.

## **12. WILL THE SUBDIVISION INCLUDE NATURE STRIPS? AND WHO IS RESPONSIBLE FOR UPKEEP?**

Yes, all blocks will have nature strips between the blocks' front boundary and the road. Maintenance of the nature strips will be the responsibility of block owners. Some will include semi-established tree planting to ensure a beautiful green feel.

## **13. DO I HAVE A CHOICE OF WHO DESIGNS AND BUILDS MY HOME?**

Yes, you can have any architect/draftsperson design your home, and any registered builder turn it into a reality! We can recommend a selection of reputable local firms if you require it.

## **14. HOW DO PURCHASERS IDENTIFY THE BLOCK SIZES AND LOCATIONS ONSITE?**

Blocks will be pegged-out. When onsite, you will see the surveyor pegs that define each block. Alternatively you can contact the sales agent for a site visit.

**15. ARE THERE ANY EXTRA FEES PAYABLE TO LIVE IN WICKHAM HILL?**

No. The land is Torrens title and the only fees are the usual council rates and charges, general services and statutory land tax if not a primary residence.

**16. WHERE ARE THE CLOSEST SHOPS IN THE ESTATE?**

Shops and services are all within 2kms of the estate.

**17. HOW MANY ENTRIES AND EXIT POINTS WILL THERE BE IN WICKHAM HILL ESTATE?**

There is one entry and exit point for the estate and that connects to Oakes Rd. There is to be no vehicle access off Old Willbriggie Road or Eipper Road.

**18. WILL PURCHASERS BE BUYING A BLOCK WITH THE TITLE ISSUED?**

Purchasers buying a block within Wickham Hill are subject to final registration by Land Titles Office. All blocks are offered for sale as unregistered. Purchasers have the opportunity to secure their dream block now, with the payment of a deposit. The balance is due at the completion, once titles are issued. This extended period gives purchasers plenty of time to sort their finances, organise their lives and plan the building of their dream home.

**19. WHAT ARE THE DETAILS BEHIND SECURING ONE OF THE BLOCKS WITH A DEPOSIT?**

On securing your preferred block and exchange of contracts, purchasers are required to pay a 10% of the agreed purchase price. It's best to speak with your agent about this.

**21. CAN I PURCHASE MORE THAN ONE BLOCK?**

Yes. There are no purchasing limitations.

**22. WHEN WILL TITLES BE ISSUED FOR WICKHAM HILL ?**

Civil construction will take approximately 7 months, subject to weather. Once construction is finalised registration and block titles will be issued shortly afterwards.

**23. ARE THERE ANY OTHER DETAILS WITH THE TIMING OF TITLING AND SETTLEMENT?**

Each of the lots will be registered as an individual lot within the subdivision. From the time the developer receives the individual titles, the purchaser will have 21 days to settle and complete.

## **24. CAN THE BLOCKS I PURCHASE CHANGE IN SIZE?**

Yes for lots 6,7,8 & 9 as the developer has acquired some land from Murrumbidgee Irrigation and most likely No, for the rest of the lots as The developer has advised that amendments to the submitted lot layout are unlikely, given they have complied with minimum block sizes, setbacks and building envelopes as per council guidelines and approval. The developer however, reserves the right to minor variations without notification. Please see 'Special Conditions' in the Contract of Sale.

## **25. ARE ANY BLOCKS ALLOCATED TO AFFORDABLE HOUSING SCHEMES WITHIN THE ESTATE?**

No. There is no allocation for this type of housing within the estate.

## **26. ONCE SETTLED, WILL PURCHASERS BE REQUIRED TO COMPLETE CONSTRUCTION WITHIN A TIMEFRAME?**

No, there are no timelines for construction completion, however, purchasers should enquire with Griffith City Council.

## **27. WHO IS THE DEVELOPER OF WICKHAM HILL ESTATE?**

Cite Group is a diversified property company specialising in Capital, Property and Development. Cite Group embodies the core principles of integrity, innovation and sustainable growth. With a strong foundation built on over 20 years of experience in property development, finance and asset management, Cite Group prioritise transparency and trust in all stakeholder relationships. Cite Groups commitment to responsible growth drives us to consider the social and environmental impact of every project. We aim to create vibrant, well-connected communities through sustainable development practices, mirroring our dedication to long-term positive change in the areas we operate. Additionally, our social responsibility initiatives reinforce our commitment to giving back, further strengthening the communities we serve.

*Disclaimer: All information and images are intended as a general introduction to Wickham Hill and do not form an offer, guarantee or contract. This information is to be used as a guide only. This material was prepared at the launch of the estate of land lots. All images (including artist's impressions) and plans are indicative only. The developer reserves the right to make changes to stages and the overall masterplan due to unforeseen building constraints and/or other necessary changes. Purchasers must rely on their own enquiries and the Contract of Sale.*