

# Gainsborough Greens PIMPAMA

## Settlement and Building Guide





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# Congratulations

CONGRATULATIONS ON THE PURCHASE OF YOUR NEW HOME  
AT GAINSBOROUGH GREENS.

This guide is designed to assist you in preparing for the settlement  
of your block of land.

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  
Gainsborough Greens is realised once everyone has settled in.

Yours Sincerely,

The Gainsborough Greens Settlement Team





# Settlement

THIS SECTION PROVIDES YOU WITH AN OVERVIEW OF THE SETTLEMENT PROCESS. INCLUDED IN THIS SECTION ARE DETAILS ON THE MILESTONES WHICH WILL OCCUR IN THE LEAD UP TO SETTLEMENT, ALONG WITH CONTACT DETAILS FOR THE GAINSBOROUGH GREENS SETTLEMENT TEAM, WHO WILL ANSWER ANY QUERIES YOU HAVE GOING FORWARD.

## SETTLEMENT CHECKLIST

Please find below a guide to highlight key milestones of your settlement journey.

- ☐ FINANCE
- If you are financing the purchase of your land, leading up to settlement you will need to make contact with your bank/financier to finalise arrangements and update them on your forecast settlement time frame.
- ☐ VALUATIONS
- In order to finalise your finance, your financier will likely require access to your block of land. Due to safety reasons valuation inspections are run on an appointment basis. Your valuer can book this appointment directly through the Gainsborough Greens Sales Office on 07 5549 2322.
- ☐ UNCONDITIONAL CONTRACT
- Once you have your finance and valuation finalised, please have your solicitor contact our solicitors, HWL Ebsworth, to confirm that these conditions have now been met. Once this has been done your contract will go Unconditional.
- ☐ TITLE REGISTRATION
- Once construction of the stage reaches Practical Completion, we will lodge with the Gold Coast City Council (GCCC). GCCC will then confirm works have been constructed in accordance with the development approvals and the necessary standards. GCCC will then seal the plans, these plans are then sent to the Titles Office where they will facilitate the registration of each individual lot as well as any easements or body corporate schemes.
- ☐ NOTICE OF SETTLEMENT
- After Title Registration, our solicitors will issue a Notice of Settlement to your nominated solicitor notifying them that settlement can now occur. At this time you can also expect to personally hear from the Gainsborough Greens Settlement Team also notifying you of this milestone.
- ☐ SETTLEMENT
- Settlement is due to 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; Level 19, 480 Queen Street, Brisbane.

# 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 GAINSBOROUGH GREENS SETTLEMENT TEAM AT: [qldsettlements.mpc@mirvac.com](mailto:qldsettlements.mpc@mirvac.com) or call 07 3859 5207**

The Gainsborough Greens Settlement 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 Gainsborough Greens 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.

## ROADS OPENING

We appreciate that you are eager to have a look at your new block of land. At approximately the same time that we lodge for plan sealing, we will open the new stage to the public. We will be in touch to notify you of this milestone and 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!

Please feel free to hashtag [#gainsboroughgreenscommunity](#) to connect with your new neighbours.



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# Embarking on the Build Process

TO ASSIST YOU WITH THE COVENANT VISION AND APPLICATION PROCESS, THIS SECTION AIMS TO PROVIDE YOU WITH A BRIEF OVERVIEW OF YOUR OBLIGATIONS AS WELL AS SOME HELPFUL TIPS FOR YOU AND YOUR BUILDER.

## GAINSBOROUGH GREENS BUILDER’S PORTAL

For your convenience, we have developed the Gainsborough Greens Builder’s 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 in making informed decisions when designing your new home.

We strongly encourage you to familiarise yourself with this resource and notify your builder/other relevant stakeholders.

Visit [portal.gainsborough.mirvac.com](https://portal.gainsborough.mirvac.com) for more information

## COVENANT APPROVAL & BOND PAYMENT

You can submit your covenant application to [qldsettlements.mpc@mirvac.com](mailto:qldsettlements.mpc@mirvac.com)

## COVENANT APPLICATION

We encourage you to familiarise yourself with your precinct’s Design Guidelines to ensure you have a clear understanding of the Covenant parameters. Please note, you cannot commence building without gaining Covenant Approval.

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

A complete Covenant Application will contain the following items:

- Sited house plans
- Front, rear & side elevations
- External colour selections
- Landscape plans
- Proof of bond payment

If you have a question before your plans have been finalised, we welcome you to contact the Gainsborough Greens Settlement Team who will endeavour to guide you through the process and provide you with preliminary advice. Please note, this preliminary advice does not qualify as Covenant Approval, you will need to submit in full once plans have been finalised.

## BOND PAYMENT

Please ensure you keep a copy of your bond transfer as you will be required to submit this as part of your Covenant Application. Once your house, landscaping and fencing are complete, your Covenant Bond is fully refundable upon a successful final inspection.

## BUILT FORM

The design of your home is paramount in defining a consistent standard of quality for Gainsborough Greens. A well-designed home will consider articulation to the façade 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 Gainsborough Greens streetscape.

Please take care to read further on landscaping in your precinct’s Design Guidelines.

## FENCING TO MEET COVENANT

Fencing also plays an important role when forming the streetscape of Gainsborough Greens. Any fences that are visible to the street contribute to the overall aesthetic of the estate. We ask that you incorporate the feature fence to any publicly visible area and ensure the neighbour fences are always invisible to the street.

Please take care to read the detailed requirements for fencing in your precinct’s Design Guidelines.

## NEIGHBOUR FENCES

You will need to coordinate with your adjoining neighbours to arrange the side and rear fencing to your block. Please contact the Gainsborough Greens Settlement Team and we can provide you with your neighbours contact details.

**HOT TIP:** The boundary fences separating your neighbours must be a ‘Good 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 IS INTEGRAL TO GAINSBOROUGH GREENS EVEN DURING THE CONSTRUCTION PHASE. WE ASK THAT YOU CONSIDER THE BELOW INFORMATION AND ENSURE YOUR BUILDER IS ALSO AWARE OF THE EXPECTATIONS SO THAT THE DEVELOPMENT ALWAYS PRESENTS HIGHLY.

WE THANK YOU IN ADVANCE FOR YOUR COOPERATION.

## CONSTRUCTION

Please ensure your building site is clean and safe at all times. Your builder must provide a secure enclosure to contain rubbish for the duration of your construction period. Bins and site facilities should not impede on neighbouring properties, roads, footpaths, reserves and public areas.

## DEVELOPER WORKS

Where the developer has constructed a fence, retaining wall or entry statement, it is to be maintained by the owner to the standard it was constructed.

## COUNCIL ASSETS

We would like to provide you with a friendly reminder of your obligations to ensure the council land directly surrounding your lot is not damaged during construction.

The road and verge in front of your lot including the concrete footpath and services such as water meters, telecommunication boxes and electrical pillars are assets owned by the Gold Coast City Council or service authorities.

These assets cannot be altered, including the changing of ground levels, without the correct approval from Council. Council inspects these assets at completion of your home to ensure no damage or alteration has occurred.

Any damage incurred on the lots during the build process may be deducted from your Covenant Bond.



# Living at Gainsborough Greens

THIS SETTLEMENT GUIDE AIMS TO ASSIST BUYER'S IN SHARING OUR VISION OF PRODUCING WELL-DESIGNED, HIGH QUALITY HOMES AND A PREMIUM MIRVAC COMMUNITY.

A great design will add value to your home, increase sustainability and improve your quality of life. Our aim is to provide an attractive development with harmonious streetscapes. A highly desirable community in which you will be proud to live.

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 Gainsborough Greens, 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 Gainsborough Greens 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 VEHICLES

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

## GARDENS

Front gardens should be kept tidy with grass (including verge) mowed regularly, gardens weeded and plants thriving for an evergreen look and feel.

## WASTE

Rubbish bins are to be kept behind fences or screened from both public view and your neighbour's view at all times; except for the day of rubbish collection.

## LAUNDRY

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

## NOISE

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

## WINDOW FITTINGS

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 any street frontage. Thank you in advance for observing the Good Neighbour Guidelines at Gainsborough Greens.





# Gainsborough Greens PIMPAMA

Call **07 5549 2322**  
or visit **[gainsboroughgreens.mirvac.com](https://gainsboroughgreens.mirvac.com)**

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