

Frequently Asked Questions

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WHAT IS REQUIRED TO SECURE LAND AT PLANTATION PALMS?

A \$1000 deposit is required to secure a lot. A contract will be issued immediately and you must sign and return it along with the balance of the 10% deposit within 7 days. Deposit can be paid via bank guarantee from a major bank or EFT. Deposit bonds are not accepted. Any interest on deposits will be credited to the Seller.

WHEN IS THE SETTLEMENT DATE OF MY LAND?

First Release of Palms Village settlement is approximately August 2008. For future releases please ask a Plantation Palms Sales Representative to provide you with an approximate date of settlement.

IS THERE A TIME LIMIT TO BUILD ON MY LAND?

You are required to commence construction within 12 months of settlement. If you do not have a builder please refer to our list of Nominated Builders at www.plantationpalms.com.au or contact a Plantation Palms Sales Representative.

DO I HAVE TO BUILD WITH A PLANTATION PALMS NOMINATED BUILDER?

You are not required to build with a Nominated Builder; however, Plantation Palms Nominated Builders have an intimate knowledge of the Design Guidelines making it a quick and easy process.

WHY ARE THERE DESIGN GUIDELINES IN PLACE?

Design Guidelines are in place to ensure consistency and quality throughout the development and to sustain property values for the future of the community. They emphasize a diversity of housing styles and lush landscapes to soften the environment, create shade, and a pleasing community outlook or lasting property values.

ARE THERE BUILDING SIZE OR HEIGHT RESTRICTIONS?

There are no building size restrictions. Building height is to be a maximum of two storeys and 8.5m to the roof pitch with exceptions to undercroft and roofspace utilisation. Please refer to the Design Guidelines for further details.

HOW ARE YOU PROTECTING THE SUB DIVISION FROM MASS SELLING TO ONE BUILDER/ INVESTOR?

Plantation Palms has protection measures in place to prevent the community from being negatively affected by mass uniform building and concentrated rental areas. If a single entity were to purchase multiple lots, they must be evenly spread out. The integration of differing lot sizes and housing types to limit design repetition is also encouraged. The Design Guidelines prevent any two dwellings, whether adjacent or opposite within a three-lot zone from having the same façade giving character to the streetscapes. This ensures longevity in investment values for the entire community of Plantation Palms.

WHERE IS THE GAS COMING FROM?

Reticulated gas is provided for connection by a central storage tank, which is owned and operated by Origin Energy. It is required that all residents connect the bulk of their dwellings hot water requirements to this gas facility.

The most energy used in a house is for hot-water heating at 28% with cooking at 6%. Natural gas is the cleanest form of energy and one of the biggest energy saving initiatives in the development.

WHAT WATER MANAGEMENT IS IN PLACE?

Plantation Palms sustainability measures will produce up to 60% in water savings and will reduce CO2 emissions overall, as less water will need to be pumped from water storage. Plantation Palms uses the latest water saving initiatives including:

Water Sensitive Urban Design (WSUD)

WSUD best practices are in place to treat all storm water from roads and open spaces.

Rainwater

All homes are required to have a rainwater tank for use on gardens. We encourage home owners to reticulate the rainwater back to the home for use where permissible such as toilet flushing.

Water Saving Devices

Water saving fittings, fixtures & white goods (min. AAA rated) such as flow restrictions, dual flush toilets, low water flow taps, showerheads & dishwashers are encouraged to be installed in all homes.

WHEN IS THE HIGH SCHOOL GOING IN?

The high school is proposed only at this stage, however, a parcel of the land on the site at Plantation Palms is currently owned by the Department of Education and it has been set aside for a school. It is predicted that a school will be built in the near future and is up to the State Government to decide as to when it will be constructed.

WHEN WILL THE WETLANDS START DEVELOPMENT?

Plantation Palms anticipates construction of the wetlands to commence in 2009.

HOW LONG WILL IT TAKE TO GET THE PARKS DEVELOPED FOR THE KIDS?

Parklands and all publicly shared spaces will be developed throughout the life of the development as each stage progresses and the resident population and demand increases.

Plantation Park is the local most immediate park to the first release of Palms Village and will be constructed first. Anticipated construction for the larger open space areas including cycleways, walkways, conservation areas, and bird sanctuaries will commence in approximately 2009.

IS THERE DEVELOPER FINANCING?

Plantation Palms does not provide developer financing; however, Nab is offering all purchasers an exclusive discounted package including a special service plan with discounted interest rates and fees subject to a 48-hour approval and normal bank conditions. Please call for further information:

National Australia Bank (Nab)

Nick Palmer-Field, Plantation Palms Mobile Banker

Ground Level, Victoria & Sydney Sts, Mackay, QLD 4740
Tel: 07 4944 4126, Mob: 0417 792 736, Fax: 07 4944 4181

SHOULD I USE A QUEENSLAND SOLICITOR?

Because of the general complexities of property purchases and particularly the variables between State Government laws, we recommend using a Queensland solicitor to act on your behalf. An interstate solicitor will need a Queensland agent to assist purchasers with their settlement. Please ask a Plantation Palms Sales Representative for a list of solicitors.

WHO IS THE DEVELOPER?

Xcel Property Group Ltd. is the developer and project Manager of Plantation Palms in joint-venture with Paul Ramsay Group and the original owners of the plantation, the Symons family. Over 2,000 hours have been spent to date in designing the master-planned estate incorporating international planning techniques and concepts from around.

CONTACT

Plantation Palms Marketing Suite
Eimeo Road, Eimeo, QLD 4740
PO Box 275, Bucasia QLD 4750

Phone 07 4954 6680
Fax 07 4954 6747

sales@plantationpalms.com.au
www.plantationpalms.com.au

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