




BELLE
BOX HILL

LITTLE GUIDE
TO SETTLEMENT


LITTLE
PROJECTS

Settlements for the apartments at Belle Box Hill are anticipated to occur in October/November 2016.

As construction enters the next phase, we have prepared this guide to step you through the stages of settlement.

KEY STAGES OF SETTLEMENT



01 FINANCE VALUATION

We expect to call for finance valuations from August 2016.

Invitations for finance valuations will be sent from Little Projects' Solicitor to your nominated Solicitor/Conveyancer when Belle Box Hill reaches this stage. Inspections will be carried out with your appointed finance valuer and a Little Projects team member. Please note this is not your opportunity to view your apartment, this is for finance valuers only.

Start contacting your financial institution now to ensure you are ready for settlement later this year.



02 PRE-SETTLEMENT INSPECTION

Pre-settlement inspections are anticipated from October 2016.

This is your opportunity to view your apartment prior to settlement. The Pre-Settlement Inspection is limited to either you or your nominated representative and it is the only opportunity to view your apartment prior to settlement.



03 SETTLEMENT

Settlements are anticipated to commence from around October/November 2016.

Settlement is a legal process managed directly between Little Projects' Solicitor, HWL Ebsworth, and your nominated Solicitor/Conveyancer. This is where the balance of the payment for your apartment is paid, all signed documents are finalised and the individual title transfers from Little Projects to you.

Little Projects requires your apartment to be completed, the Plan of Subdivision to be lodged with the Titles Office and the Certificate of Occupancy to be issued before settlement can be called. Once we call for settlement, you will have a minimum of 14 days' notification with a specific settlement day outlined.



04 LEASING

If you are leasing out your apartment, we will introduce you to LITTLE Real Estate, Little Projects' partnering property management business.

The team at LITTLE Real Estate is in a unique position to offer a complete settlement and leasing solution at Belle Box Hill. With exclusive pre-settlement access, LITTLE Real Estate is the only agency who can potentially secure you a tenant before your apartment has even settled.

If you would like to discuss leasing out your new apartment, please contact Danielle Cargill on 03 8809 5564 or danielle.cargill@little.com.au



05 KEY COLLECTION APPOINTMENT

If you are moving in, we will arrange a Key Collection Appointment with a Little Projects representative.

Once your apartment has settled, this Key Collection Appointment is your official welcome where we hand over your keys, finalise the relevant paperwork and guide you through the move in process.

CORRESPONDENCE

Official notification of each stage of settlement will be between our Solicitor, HWL Ebsworth and your nominated Solicitor or Conveyancer. We will send separate notifications directly to you to keep you up-to-date with each settlement stage.

The first notification will be sent when the property is ready for finance valuation to commence, with contact details for your financier/valuer to conduct a valuation inspection. Please note this is not your opportunity to view your apartment.

The second notification will be sent when the Plan of Subdivision has been lodged with the Titles Office. Once lodged, it is expected that all titles would be issued 14 days following.

The third and final notification will be sent once the Certificate of Occupancy is received, and this is the official call for settlement. Once settlement has been called, you will have a minimum of 14 days to settle your new apartment.

This letter will also invite you for your Pre-Settlement inspection – this is your first and only opportunity to preview your new apartment before settlement has been confirmed. Details of how to arrange this will be sent to you.

ONGOING COMMUNICATION FROM LITTLE PROJECTS

Project updates and communication from Little Projects will continue by email throughout the settlement phase to guide you through the settlement process and continue to keep you updated on construction as the final stages are completed. These emails are important to ensure you are up-to-date with anticipated timing for each of the stages of settlement.

All communication is also available to view on the Little Projects website at [**www.littleprojects.com.au/news**](http://www.littleprojects.com.au/news)

For any questions for Little Projects throughout the settlement period, email our team at settlements@littleprojects.com.au. Please include your name, apartment number and contact details along with your question within the email.