SETTLEMENT GUIDE
36 - 42 STANHILL DRIVE, SURFERS PARADISE

CHEVRON ONE RESIDENCES

GOLD COAST

BROUGHT TO YOU BY
Bensons


The Artist's Lunch

CONTENTS

CONGRATULATIONS ON YOUR PURCHASE

This is an exciting time inyour home-buying or investment journey. Bensons Property Group is committed to guiding you through the settlement process, and offering you a level of care and service beyond the expected.

I congratulate you on your purchase at Chevron One Residences.

Rick Curtis,
Bensons Property Group

PARTNER BUILDER

Backed by over 160 years of success, Icon has an unrivalled capability and capacity to deliver high quality construction projects across a diversity of sectors. Innovation combined with financial and technical strength enable Icon to develop entrepreneurial solutions – all whilst minimising risk in terms of safety, certainty and commercials.

Icon's high performing team of over 800 skilled, experienced professionals act together to create possibilities with our partners, earn success in delivery and live quality in every way.

ICON

INSPECTIONS EXPLAINED

Throughout the pre-settlement journey, we will contact you periodically with construction updates and information regarding upcoming inspections. The Chevron One Settlement Team will notify you when appointments may be made for access to the site for any inspections.

In the interim, do not hesitate to contact the Chevron One Settlement Team with any questions at: chevronone@kinproperty.com.au

PRE-SETTLEMENT INSPECTION

Your inspection is booked on completion of your apartment. A representative from the Chevron One Settlement Team will be present at your pre-settlement inspection. This is your opportunity to inspect your apartment prior to settlement. Ensure you bring a tape measure if you wish to measure for and pre-order blinds, fridges and any other furnishings.

INSPECTION RULES

In order to minimise disruption to construction works, you only have one opportunity to inspect your apartment.

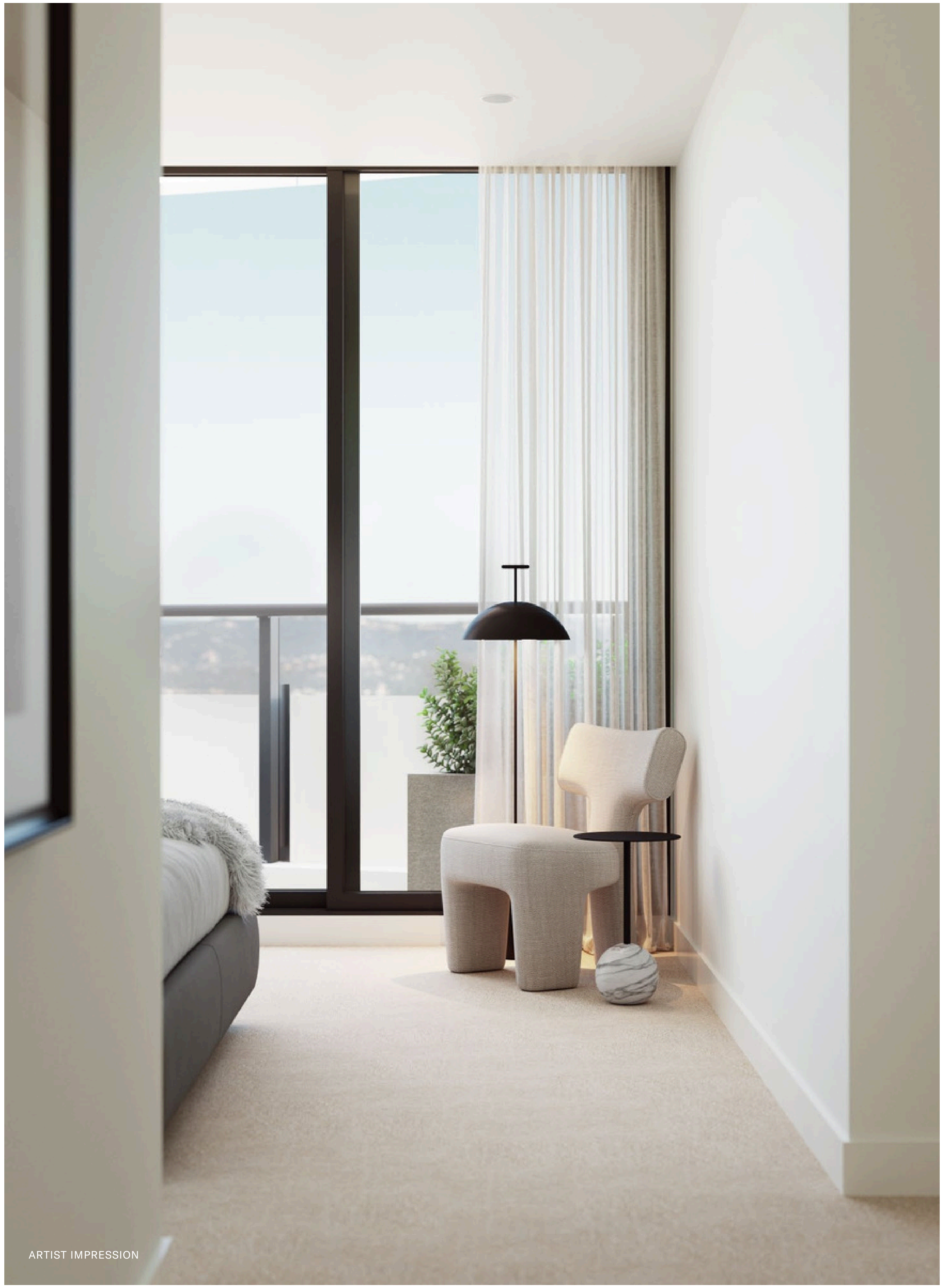
Inspection timings allocated are as follows:

- 30 MINUTES FOR 1 BED APARTMENTS
- 45 MINUTES FOR 2 BED APARTMENTS
- 60 MINUTES FOR 3 BED APARTMENTS

No person under 18 is permitted on-site due to OH&Sregulations.

If you are unavailable to inspect your apartment yourself, you may nominate someone to do so.

Please contact Chevron One Settlement Team to arrange the necessary authorities.



ARTIST IMPRESSION

THE SETTLEMENT PROCESS EXPLAINED

1. CHEVRON ONE SETTLEMENT TEAM ADVISES ON VALUATION INSPECTION DATES

Chevron One Settlement Team will notify you when appointments may be made for access to the site for a valuation inspection. Should your financial institution require information regarding access, please contact chevronone@kinproperty.com.au.

2. CHEVRON ONE SETTLEMENT TEAM ARRANGES A PRE-SETTLEMENT INSPECTION OF YOUR APARTMENT PRIOR TO SETTLEMENT

Chevron One Settlement Team will notify you when you may book your pre-settlement inspection. You will also have the opportunity to raise any defects at this point.

3. BENSONS' LAWYERS CONFIRM SETTLEMENT DATE

Bensons lawyers will provide formal notification to your legal representative and confirm your settlement date in accordance with the Contract of Sale. Your legal representative will book a time for settlement on the nominated settlement date with Bensons' lawyers. Your legal representative will prepare the transfer of land document and deliver it to Bensons' lawyers before settlement.

4. BENSONS' LAWYERS PROVIDES A STATEMENT OF ADJUSTMENTS TO YOUR LEGAL REPRESENTATIVE

Bensons' lawyers will prepare a Statement of Adjustments prior to settlement, outlining any Council Rates, Water Rates & Service Charges, Owners Corporation Levies and other fees that need to be allowed for as part of the final settlement amount.

You should contact your bank or mortgage broker to ensure that the funds will be available at least 24 hours prior to the advised settlement time frame.

5. YOUR LEGAL REPRESENTATIVE PROVIDES CONFIRMATION THAT SETTLEMENT HAS TAKEN PLACE

Your legal representative will contact you and provide confirmation that settlement has occurred.

6. COLLECTION OF KEYS

Once confirmation of settlement has been received, you will receive a separate link where you can book your preferred key collection date and time.

Please note key collection will be from the Chevron One Residences Display Suite at 2/65 Thomas Drive, Surfers Paradise QLD 4217.

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CHEVRON ONE SETTLEMENT TEAM ADVISES ON VALUATION INSPECTION DATES

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CHEVRON ONE SETTLEMENT TEAM ARRANGES A PRE SETTLEMENT INSPECTON OF YOUR APARTMENT PRIOR TO SETTLEMENT

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BENSONS' LAWYER CONFIRM SETTLEMENT DATE

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BENSONS' LAWYER PROVIDES A STATEMENT OF ADJUSTMENTS TO YOUR LEGAL REPRESENTATIVES

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YOUR LEGAL REPRESENTATIVE PROVIDES CONFIRMATION THAT SETTLEMENT HAS TAKEN PLACE

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COLLECTION OF KEYS

THE SETTLEMENT PROCESS

Settlement is the official process of legal transferring a property from one person to another. It is usually conducted by the legal and financial representatives ofboth the buyer and the vendor, e.g. conveyancers and banks' settlement agents. The settlement date is the date that:

- The balance of the purchase price is to be paid to the vendor;
- All relevant legal documents – e.g. transfer of land, arecompleted and lodged with the appropriate agencies;
- The certificate of title is transferred into the buyer's name;
- The property is legally transferred to the buyer;
- The adjustments for rates and taxes are calculated and paid to relevant government authorities.

KEY FACTORS TO BE CONSIDERED

- Documents that need to be prepared
- Bank documents – Letter of offer, mortgage etc.
- Solicitor documents – transfer of land, settlement statement etc.

RATES AND TAXES

Outgoings – e.g. rates and taxes, will be transferred from the vendor to the buyer. The vendor is responsible for rates up to and including the date of settlement, after settlement the buyer becomes responsible and needs to arrange for all the services e.g. water, electricity, internet to be connected to the property.

STAMP DUTY

This is a government tax calculated on the value of the property at the date of the contract of sale. This is usually payable at settlement.

POST SETTLEMENT

Should you find any issues with the building work new home, repair work may be covered by the:

- Builder's insurance;
- Owner's Corporation Insurance.

POST SETTLEMENT

DEFECTS

Although extreme care has been taken to ensure your apartment is 100% ready for you to move in, it may be possible for you to find minor defects as you do so.

In this case, please lodge the defects via the MYBOS APP, and ICON will ensure defects are rectified as soon as practical.

DEFECTS LIABILITY PERIOD

As per your Contract of Sale, you are entitled to a 13 week period after the settlement date in which the builder, ICON, is required to rectify any defects within the apartment.

Please note that damage caused by owners or tenants are not deemed as builder.

Minor defects will not delay the settlement process.

YOUR LEGAL REPRESENTATIVE & MORTGAGE BROKER

WHAT SHOULD MY LEGAL REPRESENTATIVE ASSIST ME WITH?

1. Ensure that your bank receives all the necessary property details (including title particulars, a copy of the Transfer of Land, and where applicable an original First Home Onwers Grant application) to prepare morgage documents.

2. Contact your bank when booking settlement to ensure your funds are in place to pay the vendor and provide the bank with necessary bank cheque details.

3. Factor in any Adjustments including Council Raes, Stamp Duty or other fees into the total settlement amount. You must ensure you have funds with your legal representative at least 24 hours before the settlement date.

HOW CAN A MORTGAGE BROKER HELP ME?

A mortgage broker is a type of financial adviser who specialises in helping people to find a home loan (a mortgage). Currently mortage brokers write approximately mroe than half of all home loans in Australia.

A mortgage broker is essentially a conduct between the lender, or bank, and property purchaser. Their first job is to assess your financial affaris, put together a picture of your credit worthiness, and help you determine what type of home loan will be right for you. They generally offer lending products from a number of different financial institutions, they will certainly have access to something that suits your needs and they can spend the time with you to understand what your goals are, to explain the options, and to help you with the paperwork. They can potentially provide you with a very useful service.

Lending policy for non-resident home loans differs amongst the financial institutions. Currently there are limited number of lenders pursuing the non-resident home loan market. It is wise to obtain professional advice from a mortgage broker to ensure your loan applicatin is submitted correctly to the selected lender.

SETTLEMENT FAQS

WHAT IS A PRE-SETTLEMENT INSPECTION AND WHEN WILL IT BE?

Under the Contract of Sale, you are entitled to one inspection before settlement is due.

Chevron One Settlement Team will contact you again in the coming weeks with further details in relation to dates and times.

Due to there being many inspections required to occur over a short period of time, opportunities for rescheduling will be limited. If you wish to discuss this further, you will have the opportunity when the Chevron One Settlement Team contacts you.

I WILL NOT BE IN QUEENSLAND FOR THE PRE-SETTLEMENT INSPECTION, HOW CAN I BE SURE MY APARTMENT WILL BE INSPECTED THOROUGHLY?

The Chevron One Settlement Team has a team of dedicated professionals who are focused on ensuring its development are built to the highest standard. Upon completion of Chevron One, each apartment will be inspected by this team — including representatives from ICON and the project architect—prior to your inspection.

If you are electing a representative to undertake the inspection on your behalf, we will require written authorisation and contact details (email and mobile number) for the person you have nominated.

WHAT HAPPENS IF I NOTICE A DEFECT AT MY PRE-SETTLEMENT INSPECTION?

We will ensure that the builder rectifies the defects as soon as practicable. Settlement cannot legally be delayed due to existence of minor defects. We will have daily contact with ICON representatives to ensure all defects are rectified as soon as possible

WHAT IS THE ‘DEFECT LIABILITY PERIOD’ THAT IS STATED IN THE CONTRACT OF SALE?

Under the Contract of Sale, there is a defect liability period of 13 weeks from the settlement date. This means that for 13 weeks following the settlement dae, the builder is required to rectify defects within the apartment. Please note that damage caused by owners or tenants are not deemed as defects and will not be rectified by the builder.

WHAT IS INCLUDED IN THE RESIDENTS’ MANUAL AND MOVE-IN PACK PROVIDED AFTER SETTLEMENT?

Once settlement has occurred you will be issued with a Move-in Pack which will include information and details on your new apartment. The pack will include keys and security access fobs. The Residents’ Manual can be accessed via the MYBOS App which will include a list of sub-contractors, floor and wall finishes schedule, cleaning instructions, and Owners Corporation Rules. The Residents’ Manual will outline all necessary information about your apartment.

WHO DO I CONTACT IF I HAVE A QUESTION ABOUT MY CONTRACT?

Any questions that relate to legal aspects of your Contract of Sale must be directed to your legal representative.

WHAT HAPPENS IF I CAN’T SETTLE BY THE DUE DATE?

Under the Contract of Sale, default interest will apply in the event you do no settle by specified date. Requests for settlement extensions need to be formalised through your legal representative for consideration.

WHEN WILL I RECEIVE MY STATEMENT OF ADJUSTMENTS OUTLINING HOW MUCH I NEED TO PAY AT SETTLEMENT?

Once settlement has been triggered, Bensons’ lawyers will finalise the Statement of Adjustments according to your Contract of Sale and issue it along with all other legally required documentation to your nominated legal representative.

This Statement details all payments required to finalise settlement. The amounts most commonly include, but are not limited to:

- Amount owing on your apartment, i.e. total cost of apartment, less any cash deposit made;
- Adjustment for council rates;
- Adjustment for water rates;
- Adjustment for Owner’s Corporation fees;
- Adjustment of Owners Corporation Insurance (if not included in the Owners Corporation fees);
- Adjustment of Land Tax;
- Any connection fees.

Please refer to your legal representative for further information.

WHAT GOVERNMENT CHARGES AM I LIABLE FOR WHEN BUYING OFF THE PLAN?

In Queensland, most off-the-plan property purchases incur transfer duty (formerly stamp duty). Purchasers should consult their legal representative for further details.

WHAT DO I NEED TO DO TO MAKE SURE I SETTLE ON THE DUE DATE?

We suggest you do the followinng to ensure you are ready for settlement.

Ensure you have your finance in place. Please contact your financial broker to discuss your finance options if you haven’t already done so.

Contact your legal representative as soon as possible. Reconfirm your legal representative has your correct contact details so that settlement documentation which you need to sign can be provided to you.

MOVING IN FAQS

HOW DO I ARRANGE TO MOVE IN TO MY NEW APARTMENT?

Please be advised that all move-ins must be pre-booked (at least 3 days in advance) with building management via the MYBOS Resident Online Portal or MYBOS APP in order to obtain access to the lift and to ensure access for delivery trucks.

HOW TO I DOWNLOAD THE MYBOS APP?

You can download the MYBOS APP from the App Store (please refer to the guide to download MYBOS app) or click this URL to access the online resident portal.

WHAT WILL MY NEW ADDRESS BE?

The address will be your Unit Number / 40 Stanhill Drive, Surfers Paradise, QLD 4217.

WHAT DO I NEED TO KNOW REGARDING CONNECTION OF SERVICES?

ELECTRICITY

Electricity will be connected in the lead up to your inspection and settlement however will be disconnected after settlement.

The electricity to Chevron One apartments is supplied via a private embedded electricity network. Origin has been engaged to manage this embedded network on your behalf.

Please contact your building manager regarding the connection of the electricity.

GAS

You will also need to open an account with Origin for gas used to heat hot water in your apartment. We will provide further information from Origin in your Residents Manual that can be access via the MYBOS App.

WATER

As part of the settlement process, your legal representative will work with Bensons' lawyers to transfer the water account with Gold Coast City Council from Bensons to you.

If you are new owner, please sign up and update your details with Gold Coast City Council, for more information, refer to the following website: https://www.goldcoast.qld.gov.au/Home

INTERNET AND TELEPHONE

Chevron One is equipped with phone and opticfibre (FTTP) services provided via UNITI. Whilst the apartment owners are not obliged to use the modem, modems have been preinstalled to all apartments by UNITI Internet for the convenience of apartment owners, the key benefits to the owners is that there is no cost for a modem, the process for connection to the internet is streamlined and a discounted offer is available from UNITI.

To explore options, please view: https://bensonsproperty.com.au/app/uploads/2026/03/Uniti_Pre-Provision-Dan-Abbott_A4-Flyer_Feb25.pdf

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