

## FREQUENTLY ASKED QUESTIONS

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### FAQs REGARDING SETTLEMENT

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**1. 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.

**2. How will I know when settlement is due?**

We anticipate settlement will commence in **July 2026**. This is dependent on the current construction program and receipt of the Occupancy Permit & Registration of Titles. We will keep you informed as we move closer towards settlement.

Official notification of the precise settlement date will be given by your legal representative.

**3. When will I receive my Statement of Adjustments outlining how much I need to pay at settlement?**

Once settlement has been triggered the vendor's solicitor will finalise the Statement of Adjustments according to your contract 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
- Adjustment of Land Tax
- Any initial connection fees for utilities
- If you have made a nomination, the nomination fee is in accordance with the contract.
- If the deposit is paid by a bank guarantee, the bank guarantee charges in accordance with the contract.
- Deed of Variation if purchaser changes were made post contract signing.
- Carpark power outlet cost (if requested).

Please refer to your legal representative for further information.

**4. What Government charges am I liable for when buying off the plan?**

Most transfers of Land in Victoria incur Stamp Duty. Although you may be entitled to stamp duty savings when purchasing off the plan, you will likely still be liable for some payment. The final amount of stamp duty payable will be confirmed by your legal representative prior to settlement. The amount owing is calculated based on government requirements and the saving you may be entitled to is based on the level of construction completed at the time of your purchase, amongst other things. For more information, please contact your legal representative.

**5. What do I need to do to make sure I settle on the due date?**

We suggest you do the following to ensure you are ready for settlement:

Contact your legal representative as soon as possible and advise that settlement is likely to occur in **July 2026**. Re-confirm that your legal representative has your correct contact details so that the settlement documentation which you need to sign can be provided to you.

For purchasers settling with bank finance, we will provide further information on the steps ahead as we get closer to settlement.

**6. What happens if I cannot settle by the due date?**

Under the contract of sale, penalty interest will apply in the even you do not settle by the specified date. You have 14 days to settle once settlement is called, or as specified in your contract of sale.

**7. What is a pre-settlement inspection and when will it be?**

This is your opportunity to view your residence prior to settlement. Pre settlement inspections will take place prior to settlement, likely once settlement has been called. Rest assured, the settlement team will contact you again with further details in relation to dates and times once access has been confirmed.

**8. I will not be in Melbourne for the pre-settlement inspection; how can I be sure my apartment will be inspected thoroughly?**

Carpe has a team of dedicated professionals who are focused on ensuring its developments are built to the highest standard. Upon completion of Ocean House this team, which will include representatives from Carpe and Martin Friedrich Architects, will inspect each residence 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.

**9. What happens if I notice a defect at my pre-settlement inspection?**

Sinjen builders will endeavor to rectify all verified defect/s as soon as practicable. Settlement cannot legally be delayed due to the existence of minor defects. We will have contact with Sinjen representatives to ensure all defects are rectified as promptly as reasonably possible.

**10. What is the 'defect liability period' that is stated in the contract of sale?**

We will ensure that the builder rectifies the defect/s as soon as practicable. Settlement cannot legally be delayed due to the existence of minor defects. We will have contact with the builder's representatives to ensure all defects are rectified as promptly as reasonably possible. You will be supplied with further details regarding the post settlement Defect Liability Period in your Owner's Manual.

**11. 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 residence contained on a USB. The pack will include residence keys, security access fobs, garage remotes and a Resident's Manual. The Resident's Manual will include lists of subcontractors, floor and wall finishes schedule, cleaning instructions and Owners Corporation Rules.

We will confirm prior to settlement when and from where your pack can be collected. If you are unable to collect your own pack, you will need to provide written authorisation for someone to collect it on your behalf.

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**FAQs REGARDING MOVING IN AND CONNECTING SERVICES**

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**12. What will my new address be?**

The addresses allocated by the council are as follows:

<b>Lot No.</b>	<b>Address</b>
G01	Unit 1 / 10 Ocean Street, Hampton VIC 3188
G02	Unit 2 / 10 Ocean Street, Hampton VIC 3188
G03	Unit 3 / 10 Ocean Street, Hampton VIC 3188
G04	Unit 4 / 10 Ocean Street, Hampton VIC 3188
G05	Unit 5 / 10 Ocean Street, Hampton VIC 3188
G06	Unit 6 / 10 Ocean Street, Hampton VIC 3188
G07	Unit 7 / 10 Ocean Street, Hampton VIC 3188
101	Unit 101 / 10 Ocean Street, Hampton VIC 3188
102	Unit 102 / 10 Ocean Street, Hampton VIC 3188
103	Unit 103 / 10 Ocean Street, Hampton VIC 3188
104	Unit 104 / 10 Ocean Street, Hampton VIC 3188
105	Unit 105 / 10 Ocean Street, Hampton VIC 3188
106	Unit 106 / 10 Ocean Street, Hampton VIC 3188
107	Unit 107 / 10 Ocean Street, Hampton VIC 3188
201	Unit 201 / 10 Ocean Street, Hampton VIC 3188
202	Unit 202 / 10 Ocean Street, Hampton VIC 3188
203	Unit 203 / 10 Ocean Street, Hampton VIC 3188
204	Unit 204 / 10 Ocean Street, Hampton VIC 3188

**13. What do I need to know regarding connection of services?****A) Electricity**

Electricity is currently connected to the residence however; it will be disconnected following settlement. Origin Energy is the current electricity supplier for the project. If you wish to transfer the existing account into your name, you may do so prior to settlement. Alternatively, you're welcome to contact a retailer of your choice ahead of settlement to set up a new account and ensure electricity is connected when you move in.

**B) Gas & Hot Water**

The gas is provided by Origin Energy by way of an embedded network. An account is required to be opened in your name. Each apartment is allocated a Distribution Point Identifier (DPI). Your DPI will be provided to you prior to or immediately following settlement. Once you have these details, please call Origin on 13 24 61 to set up your account.

**C) Water**

South East Water is the water authority. Water will be connected at settlement. As part of the settlement process, your legal representative will work with our solicitor to transfer the water account from the developer to you.

**D) Internet & Telephone**

Ocean House will be connected to NBN which makes very fast internet available for residents who connect. Residents will need to arrange an internet connection with an NBN retailer just prior to or immediately following settlement contact your preferred provider to set up your account. A list of NBN retailers can be found at [www.nbnco.com.au/serviceproviders](http://www.nbnco.com.au/serviceproviders).

**E) Foxtel**

There will be a single dish located on the roof which serves all residences. For connections, contact Foxtel on 13 19 99.

**14. Who is the Owners Corporation?**

Tideways has been appointed as the Owners Corporation manager for Ocean House. Please see the managers contact details below:

Contact: Bryan Phillips  
Phone: 03 9534 4614  
Email: [bryan.phillips@tideways.com.au](mailto:bryan.phillips@tideways.com.au)  
Web: <https://www.tideways.com.au/>

**15. Do I need to book my move-in?**

Yes, once your settlement date is confirmed, please call or email Owners Corporation manager to confirm your move in date and time.

**16. Removalist Recommendations**

To assist with the smooth transition into your new home, we recommend Peter Sadler Removals. This company is one of the most reputable move-in companies in Melbourne and they have a very competitive rate and will provide 30% discount on boxes and packing materials if you book your move through them. Please see link below should you wish to request a quote: <https://www.petersadlerremovals.com.au>

**17. What are the dimensions of the lift?**

Location	Dimension (mm)
Lift car height	2300
Lift car width	1600
Lift car depth	1700
Door opening width	900
Door opening height	2100

**18. What are the dimensions of the lobby entry door?**

Location	Dimension (mm)
Door height	2690
Door width	1200

**19. What are the dimensions of the apartment entry doors?**

Location	Dimension (mm)
Door height	2650
Door width	920