

Frequently Asked Questions

1. Is the project DA approved?

Yes, Development consent has been obtained for the subdivision of land and housing construction.

2. Can the external design of the house be modified?

No, all house designs form part of our master plan and have been pre-approved by The Hills Shire Council, therefore they cannot be modified.

3. Can the internal layout of the house be modified?

Yes, an internal layout upgrade for the Altura, Campana, Rosa & Verde designs. Please refer to the upgrade schedule for pricing.

4. Can I select a different house type to what is currently approved on a particular lot?

No, the Development Consent provides for a specific house design on each individual lot. There are a number of common floorplans across the lots with varying facade materials and colour. Check the colour scheme sheets for clarity.

5. Can the fixed external colours of the house be modified?

No, all of the external colours have been pre-approved by The Hills Shire Council, therefore they cannot be modified.

6. Can the internal finishes be modified?

Yes, there are 3 interior colour schemes to select from and in addition to this, the internal finishes are able to be upgraded and are priced on application. Please refer to the internal upgrade schedule for details.

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7. When will construction commence?

Civil Works will commence in March 2018 with housing construction to commence upon completion of civil works.

8. What is a Community Title Scheme?

A Community Title Scheme involves management of all common areas within an estate. This scheme will cover maintenance and insurance of the roads, public landscaped areas, street lighting, and underground services for the residences within the scheme.

9. How much are the Community Title Levies?

The levies are approximately \$1,200 - \$1,500 per annum.

10. Which homes are Community Title and how many are there?

There are a total of 38 Community Title Homes. These are identified as Lots 2-13, 15-22, 24-31 and 33-41.

11. Which Lots are Torrens Titled and how many are there?

There are a total of 13 Torrens Title Lots. These Lots range from 200-212.

12. Are the Torrens Title Lots required to pay any special levies?

No, aside from council rates, gas, electricity and water rates, there are no other levies required for the Torrens Title Lots.

13. Is the settlement process different for the Torrens Title & Community homes?

Yes, the Torrens Title lots are split contracts with land settlement occurring prior to the commencement of the building contract. The Community Homes require an initial deposit with settlement to occur upon completion of the home.

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14. Who is the builder?

Creation Homes will be building the residences at Sierra, Kellyville. Creation Homes are the residential building arm of Metro Property Development and specialise in building high quality turnkey homes.

15. Are there any proposed future developments near the project?

The Hills Shire Council are planning a \$7m upgrade to Kellyville Park. Please refer to the Hills Shire Council website for further details
www.thehills.nsw.gov.au

16. When will the Northwest Rail Link be operational?

The Northwest Rail Link is due for completion in mid-2019.

17. When will the second expansion phase of the Rouse Hill Town Centre be completed?

This is anticipated for completion in 2019.