

1. Packaging Request Guidelines

Acceptable Conditions

- ✓ Located in a Greenfields Estate
- ✓ Within Simvest build zone
(refer to Simvest map provided to agents)
- ✓ Fall up to 1.5m (falling back to front)
- ✓ Fall up to 1m (falling front to back)
- ✓ Fall up to 700mm (side to side for lots 14m or wider)
- ✓ Fall up to 500mm (side to side for lots 14m or narrower)
- ✓ Fill up to 2m
- ✓ Lot titles within 18 months
- ✓ Lot under 650sqm

Do Not Accept

- ✗ Existing overhead powerlines
- ✗ Existing dams or long-term pools of water
(unless Level 1 Compaction Report is provided)
- ✗ Existing dwelling on site (case-by-case scenario)
- ✗ Existing large trees on site (case-by-case scenario)
- ✗ Any Planning Permit or Town Planning requirements
- ✗ Lots requiring Build Over Easement applications
- ✗ Sewer pit identified without 1m clearance
(must comply or cannot proceed with siting)

If your request falls outside of the above, please seek management approval prior to submitting your request.

Package Request Steps – Agent Requirements

Complete Wholesale Request Form:

SIMVEST REQUEST FORM	
State	
Suburb	
Estate	
Lot Number	
Lot Size	
Lot Price	
House Type	
Facade	
Title Timeframe	
Comms Required	
Notes	

Attachments required: POS, ENG, MCP & Design Guidelines



1. Ensure all attachments are included:

- POS
- ENG (with FS levels)
- MCP
- Design Guidelines
(confirm within email if design guidelines aren't applicable)

At this stage, ensure that your request has 100% information and correct documents are attached and included within the email request. If the submission does not comply, your place in the queue will be lost.

2. Email request to: simvest@simonds.com.au

3. H&L Simvest team will then:

- Tick off that request is filled out correctly and correct attachments are provided
- Complete a land assessment
- Attach fixed site costs, design guidelines to selected house type
- Generate fixed H&L package with within 48 hours

Note: If your request falls outside of the packaging guidelines, the 48 hours return timeframe will not be applicable. Revised timings will be provided to you based off the request needs.

2. Contract Request Process

1. Fill out Contract Request Form, ensure that it is 100% correct otherwise contract request cannot be submitted for preparation.

2. Once Contract Request Form is completed, attach below documents when you submit

- Fully completed Contract Request Form document
- Proof of IDs

3. Email attached Contract Request Form and supportive documents to simvest@simonds.com.au

4. Simonds will acknowledge receipt when the file is submitted to operations for contract preparation

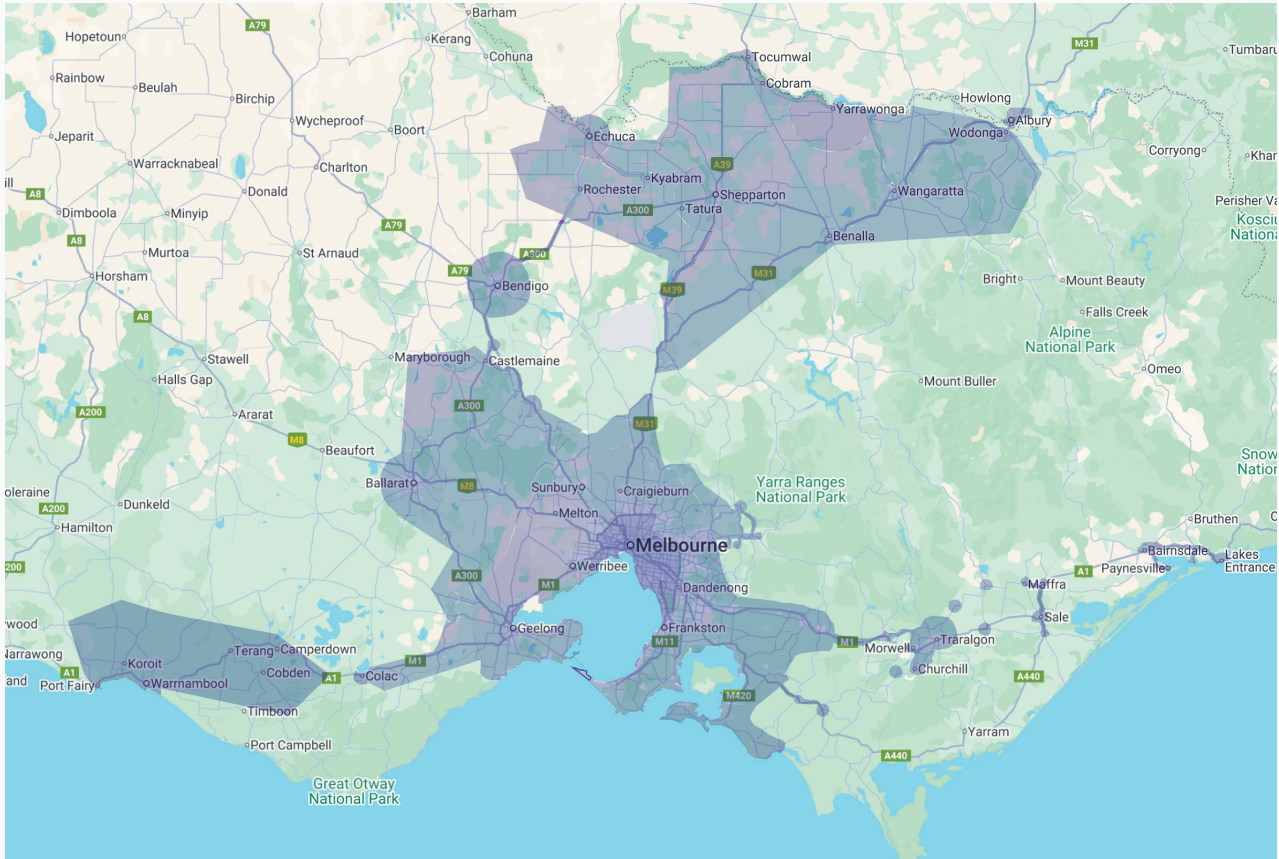
5. Contract is prepared within 48 hours of acknowledgment receipt

6. All queries during this period must be sent to simvest@simonds.com.au only — direct emails to staff will not be actioned



Victoria Build Zone Map

SIMVEST



- Melbourne Metro Zone
- Ballarat (VCW)
- Bendigo (VCN)
- Bendigo (VCN)
- Central Gippsland
- Morwell (Central Gippsland - VCS)
- Sale (Central Gippsland - VCS)
- Traralgon (Central Gippsland - VCS)
- Colac (VCW)
- Cobram (VCN) East Gippsland
- Bairnsdale (East Gippsland - VCS)
- Echuca (VCN)
- Geelong (VCW)
- Kilmore (VCN)
- Kyabram (VCN)
- Kyneton (VCN)
- Moama (VCN)
- Seymour (VCN)
- Shepparton (VCN)
- South Gippsland
- Inverloch (South Gippsland - VCS)
- Kurrumburra (South Gippsland - VCS)
- Leongatha (South Gippsland - VCS)
- Wonthaggi (South Gippsland - VCS)
- Phillip Island (South Gippsland - VCS)
- Warrnambool (VCW)
- West Gippsland
- Drouin (West Gippsland - VCS)
- Warrigal (West Gippsland - VCS)
- Wodonga (VCN)
- Yarrawonga (VCN)
- Tocumwal (VCN)
- Wangaratta (VCN)

Please note that not all build zones guarantee fixed pricing.
All lots are assessed on their own merit and must adhere to Simonds package guidelines.

