

the beach lands

BLUFFS



FAQs

Q | WHAT IS THE BEACHLANDS?

The Beachlands is Vancouver Island's largest oceanfront master planned community, located in the beautiful *City of Colwood*, only a short drive from Victoria. Spanning 134 acres with 1.4 kilometers of oceanfront, the community will offer a variety of homes including single family, townhomes and condominiums along with a variety of commercial and retail space, interconnected by a network of nearly 50 acres of oceanfront and ocean view parks and public spaces.

Q | CAN YOU PROVIDE A BRIEF OVERVIEW OF THE SINGLE FAMILY HOME OFFERING?

This is the initial offering of single family home lots at The Beachlands. Through the entirety of the development of The Beachlands, only a very limited number of single family home lots will ever exist as the majority of new development is planned to entail attached and condominium forms of development. This initial offering of Single Family Home lots is comprised of:

- A total of 36 fee simple lots available. This is not part of a strata.
- Lots are located in 'The Bluffs' neighbourhood of The Beachlands – the very first to take shape and setting the tone for what the balance of the community will become.
- Projected completion date for the purchase is anticipated for Q3, 2025

PLEASE REACH OUT TO OUR TEAM TO LEARN MORE ABOUT SITE VISIT OPPORTUNITIES.

- All lots will be delivered in a consistent manner with services to the lot line. For clarity, any work within the public right of way will be completed by The Beachlands Developers, including provision of concrete driveways. Refer to further details on the lots as contained within the Disclosure Statement, form of Contract of Purchase and Sale and Design Guidelines.
- All homes designed and constructed at The Beachlands will be subject to and in accordance with The Beachlands Design Guidelines.
- Construction on each lot is required to commence within 3 years of completion of the purchase.
- Purchasers of lots can select from any of *The Beachlands' Preferred Builder Partners* to work with to construct their dream home.

Q | CAN YOU PROVIDE A BRIEF OVERVIEW OF THE PURCHASE PROCESS FOR SINGLE FAMILY HOME LOTS?

- A total of 10% deposit is required; an initial deposit of \$5000 is required at acceptance of the offer, with a further deposit of 10% of the Purchaser Price (*less the Initial Deposit*) required 7 days following.
- A standard form of *contract of purchase and sale* is provided within the data room; only offers provided on the approved *contract of purchase and sale* will be considered.

Single Family Homes

- Only approved homebuilders are permitted to design and construct homes at The Beachlands through our Preferred Building Partners program. See further details on this below.
- As the site is actively under construction, only limited opportunities to visit the property will be available.

Q | WHAT IS THE PURPOSE OF HAVING THE BEACHLANDS SINGLE FAMILY HOME DESIGN GUIDELINES?

Design Guidelines will play an important role in shaping the look and feel of this single-family home neighbourhood and have been developed to establish a flexible yet cohesive architectural language. The architectural approach as detailed within the Design Guidelines is to be simple, contextually responsive, contemporary and timeliness.

Q | WHAT OTHER MATERIALS ARE AVAILABLE TO LEARN MORE ABOUT THE BEACHLANDS SINGLE FAMILY LOT OFFERING?

A number of documents are available for review, including but not limited to: the Disclosure Statement (*including form of Compliance Mortgage*), form of Contract of Purchase and Sale, Design Guidelines, The Beachlands Parks Master Plan and a variety of technical documents (including grading plans, servicing schedule and more).

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PREFERRED BUILDING PARTNERS

Q | WHAT IS A PREFERRED BUILDER PROGRAM?

Representing some of Vancouver Island's most trusted homebuilders, we are proud to have partnered with a select group of experienced builders who meet high standards for quality, efficiency, and design to ensure that the neighbourhood is built to the highest standards and in accordance with *The Beachlands Design Guidelines*.

Q | WHAT ARE THE MAIN BENEFITS OF A PREFERRED BUILDER PROGRAM?

Our *Preferred Building Partner Program* offers an array of benefits, including:

- **QUALITY:** Our reputable building partners ensure that your homebuilding experience and construction quality meets the high standards of The Beachlands.
- **EFFICIENCY:** Our building partners are familiar with The Beachlands vision and design guidelines, as well as municipal approvals processes including permitting and development requirements, ensuring a seamless experience from design through construction, ensuring you are able to enjoy your new home as soon as possible.

Single Family Homes

- **CUSTOMIZATION:** Reach out to our building partners to choose from pre-designed homes and floor plans, or work with them to design your dream home.

Q | HOW DID THE BEACHLANDS' SELECT THEIR PREFERRED BUILDING PARTNERS?

Builders were chosen based on experience, reputation, financial stability, past project quality and the ability to meet The Beachlands' development design guidelines and standards.

Q | CAN I WORK WITH A BUILDER WHO IS NOT A PREFERRED BUILDING PARTNER?

Only *Preferred Building Partners* are approved to be involved in the design and construction of single family homes at The Beachlands.

IF YOU'RE INTERESTED IN LEARNING MORE ABOUT BECOMING A PREFERRED BUILDER, PLEASE REACH OUT TO INFO@THEBEACHLANDS.COM



RELIANCE
PROPERTIES

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The developers reserve the right to make changes and modifications to the information contained herein without prior notice. This is not an offering for sale. Any such offering can only be made with the applicable Disclosure Statement and agreement of purchase and sale. E.&O.E.