



mandalay

**FREQUENTLY
ASKED QUESTIONS**

PRE PURCHASE

How do I secure a block of land at Mandalay, and what are the deposit terms?

To secure a lot, you'll need to pay an initial deposit of \$1,000. The balance of deposit (5% of contract price less \$1,000 initial deposit) is due at contract signing. Our friendly sales team will guide you through this process.

Once the full deposit is paid, when is the remaining balance due?

The remaining balance is due at settlement — and you won't be left wondering what's happening in the meantime! Throughout the civil construction program, we'll keep you in the loop with regular updates and helpful reminders to check in with your financier so you're fully prepared when the big day arrives.

Are there Design Guidelines at Mandalay?

Yes! Mandalay's Design Guidelines are designed to create a beautiful, cohesive community that you'll be proud to call home — and to protect the value of your investment for years to come. They cover things like façade materials, fencing, and landscaping. Get in touch with our sales team for your copy — we'd love to walk you through it.

Can I choose my own builder at Mandalay?

Absolutely! You're welcome to bring your own builder to Mandalay. Alternatively, we've partnered with some of Victoria's most trusted builders to offer a great range of House and Land Packages specially tailored for the Mandalay community — so there's plenty of choice either way.

Does Mandalay have Optic-fibre connection?

Yes! Every lot at Mandalay comes equipped with an advanced Fibre to the Premises (FTTP) network, so you'll enjoy fast, reliable connectivity from day one.

What retail stores are nearby?

Exciting things are coming! The Beveridge Town Centre is set to open in Q4 2026, bringing specialty stores, including Chemist Warehouse and a Coles supermarket right to your doorstep. You can also enjoy a meal or celebrate a special occasion at Kelly's Restaurant at the Mandalay Club. And with Craigieburn, Epping, and Wallan just minutes away, everything you need is already within easy reach.

What road upgrades and developments are happening near Mandalay?

Mandalay is well-positioned for the future! The Camerons Lane Interchange Project, the Old Sydney Road upgrade, and the Beveridge Intermodal Freight Terminal are among several exciting developments underway nearby — all set to make getting to and from Mandalay even easier.

What are the benefits of building new?

Building new means building your way! You get full control over the design — from façade to floorplan and everything in between — so your home truly reflects your family and lifestyle. New homes are also built to current residential standards, meaning they're typically more energy-efficient and cost-effective to run than older properties. And the good news doesn't stop there — you may also be eligible for government incentives that aren't available when buying an established home. Chat with our sales team to find out what might apply to you.

What do Owner's Corporation fees cover?

Your Owner's Corporation fees go towards maintaining all the wonderful shared facilities at Mandalay — including the swimming pool, gym, tennis courts, café, clubhouse, surrounding landscaping, and the 5km of scenic walking and bike paths. For full details, visit <https://mandalayliving.com.au/living-at-mandalay/club-mandalay/owners-corporation/>

Is Owner's Corporation mandatory?

Yes, Owner's Corporation is mandatory for all residents. It's what ensures our beautiful shared spaces and facilities are kept in top condition for everyone in the Mandalay community to enjoy.



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