



Questions and Answers

How do I write an offer?

- Contracts may be requested starting from Monday, March 8 from 9:30 am onward by emailing southpointlangford@gmail.com. Please note that all offers must be drafted on Southpoint Specific Contracts
- Contracts MAY ONLY BE SUBMITTED from 9:30 am Monday, March 15th UNTIL NO LATER THAN 3:00 pm March 16th. Contracts must be left OPEN FOR ACCEPTANCE until 9:00 pm on March 18th and must be sent to southpointlangford@gmail.com
- Each buyer may purchase no more than 2 lots.
- The price list on www.southpointliving.ca will be updated between 9:00 am on March 15th and 3:00 pm on March 16th when the first contract has been received for each lot. In the event we receive more than one contract on any lot, the seller will select their preferred contract.
- For questions or more information please email southpointlangford@gmail.com or call our sales office, during regular business hours at 250-590-3921 ext 102 and ask to speak with our sales team. After hours, you can reach Greg Burke at 250-920-6818 or Mike Hartshorne at 250-589-7232.
- Buyers are encouraged to do as much due diligence as possible prior to writing their contract.
- Completion dates will be between August 3rd, 2021 and December 31st, 2021. The Seller will deliver a closing notice to the Buyer a minimum of 10 business days prior to closing.
- A deposit of 10% of the purchase price is payable by certified cheque or bank draft and is due within 2 business days of condition removal or from acceptance of an unconditional offer. All deposits must be paid by Certified Cheque or Bank Draft, payable to ERA Law In Trust.
- Sale prices do not include GST.

Where may I see the disclosure statement, building scheme & design guidelines?

- The Disclosure Statement, building scheme and design guidelines can be downloaded on the website www.southpointliving.ca

What is the construction timeline?

- A Building Permit must be applied for within 12 months of the transfer of title from Southpoint Partners Ltd.
- Application to the administrator for final inspection of the building(s), and application for an occupancy permit from the city of Langford must occur no later than twelve months (12 months) after the issuance of a building permit by the City of Langford.

What is the building envelope for each lot & driveway widths?

For Single Family Lots & Duplex Lots (excluding Lot 1 & 26) - no principle building may be located:

- Within 4.0m of any front lot line
- Within 6.0m of any front lot line to a garage door
- Within 2.0m of any exterior side lot line
- Within 1.51m of any interior side lot line
- Within 6.0m of any rear lot line
- Driveway Widths are fixed at 7.5metres for Single Family Lots and 8 metres for Duplex Lots

For Duplex Lot 1 – no principle building may be located:

- Within 4.0m of any front lot line
- Within 6.0m of any front lot line to a garage door
- Exterior Side Yard Setback 2.0m to building & 6.0m to a garage door
- Within 1.151m of any interior side lot line
- Within 6.0m of any rear lot line
- Driveway widths are 4.5metres per side

For Duplex Lot 26 – no principle building may be located:

- Within 4.0m of any front lot line
- Within 6.0m of any front lot line to a garage door
- Exterior Side Yard Setback 2.0m to building & 6.0m to a garage door
- Within 1.151m of any interior side lot line
- Within 1.51of any rear lot line
- Driveway widths are 4.5metres per side

Are there architectural requirements?

All Building(s) are to be consistent with a Traditional Contemporary style which includes:

- Traditional pitched roofs with a maximum 4:12 pitch, with complimentary accent roofs that can be either flat or pitched.
- Dormer or secondary roofs can be equal to but not exceed the height of the main roof.
- Sleek Lines, square and rectangular shapes are encouraged.
- A varied use of exterior materials is encouraged with a preference of no more than 5 building materials being used on one elevation.
- Exteriors should be free of heavy ornamentation and details should be streamlined and uncomplicated in design.

What are the restrictions on building?

- Buildings at Southpoint are subject to a Section 219 Schedule of Restrictions Covenant, a Building Scheme and a Development Permit. Please consult the Disclosure Statement for more information.
- Prior to applying for a Building Permit owners or buyers of lots will be required to pay a Design Review Fee of \$1,000 (plus applicable taxes) to the Administrator of the Building scheme.
- Upon the Completion date the buyer will be required to place a \$10,000 compliance deposit into the Compliance Deposit Trust for Southpoint Partners Ltd.
- All buildings, with the exception of those listed below, are restricted to 10.65 meters above the average curb elevation fronting the lot, however, habitable area will be permitted within the roof line of the homes. Dormer or secondary roofs can be equal to but not exceed the height of the main roof.
- Lots 16, 17, 18, 19 & 20 in phase 2 have been specifically exempt from the standard height restriction covenant found on the balance of the lots in Phase 2 of the Southpoint neighbourhood; therefore allowing the construction of a 3 level home on these lots to take advantage of the potential views from the upper floor(s)

Are suites allowed?

- Yes, South skirt zoning (CD12) allows for suites on the Single Family Lots
- Secondary suites in Duplex Lots are strictly prohibited

Are there retaining walls to be built?

- The seller intends to construct retaining walls along the rear property line within many of the lots. While the Seller expects to have the retaining walls done, prior to completion, the Buyer will grant permission and access to the Seller and the Sellers contractors, agents, and employees to the rear six (6) meters of the subject lot for a period not to exceed 150 days after the completion date of each lot for the purpose of completing any work with respect to the construction of the retaining walls. The purchaser further covenants and agrees to keep such area clear of any and all obstructions.

Southpoint sales office address: #124-967 Langford Parkway, Victoria BC, V9B0A5

Telephone: 250-590-3921

Fax: 250-590-2196

Sales office hours are Monday – Friday from 9 AM to 5 PM