



THE GABLES
BOX HILL

Frequently Asked Questions

Do you accept deposit bonds?

Yes. Please refer to Deposit Information Guide on our website. Celestino will accept deposit bonds from QBE Insurance (Australia) Limited.

What does 'future integrated site' mean?

A future integrated site is a block of land offered only to builders to deliver homes on lots that are less than 450m² in size. The homes are subject to Integrated Design Guidelines. It provides a diverse product offering for customers at The Gables.

Are there any lots suitable for first home buyers?

We will offer a diversity of product by partnering with builders on our integrated sites. Please ensure your contact details are correct and up-to-date at the sales office to be notified of future opportunities.

When will the land be registered?

Over 400 lots have now registered at The Gables. If you would like to receive an update on the current anticipated registration dates, please contact the sales office on 02 9188 5222.

Can I build a duplex?

Only one principal dwelling is permitted per lot. Please refer to the Contract for Sale for further information.

When will the town centre open?

We are aiming to deliver the town centre as early as possible. However, the long term viability of local businesses will be contingent on the number of residents having already moved into The Gables.

When will the primary school open?

Celestino is currently planning the roads and infrastructure in the vicinity of the school and continues to work with the Education Department regarding the proposed opening date of the school.

Who is Box Hill Water?

Box Hill Water is a private sewer utility operated by Flow Systems. They are delivering sewer and recycled water at The Gables. For more information visit boxhillwater.com.au

How much will Box Hill Water cost?

It's proposed to be comparable to Sydney Water charges. For more information visit boxhillwater.com.au

Will there be home and land packages?

Yes. We are working with builders to supply packages in the future.

How do I know how steep or flat my block is?

A draft disclosure plan containing proposed contours for each block of land is available through the sales office. Please note that these do not form part of the contract. They are provided for information only.

When will the whole project be completed?

We anticipate that The Gables will take between 8-12 years to fully develop.

What services are in The Gables?

There are a variety of services provisioned for at The Gables; these include electricity, potable water, sewer, recycled water, gas and NBN.

Who owns the street trees and what if I don't like the street trees that are near my land?

Street trees are owned by the local council and are planted by Celestino as per Council regulations. The objectives are to beautify the streetscape and provide shade as well as colour throughout the seasons. Land owners are encouraged to maintain street trees where possible by watering and mulching in hot summer months. This will create a leafy neighbourhood.

If the street trees grow too big, will the roots affect the foundation of my property?

All street trees at The Gables have root control barriers installed to provide protection from root invasion. It also restricts root growth; therefore full maturity of street trees is expected to be around 30-40 years.

Why do some of the street trees lose their leaves? Can I choose evergreen trees?

Streets with an east-west orientation are usually planted with trees that lose their leaves to allow winter sun into the property.

Can I prune the street trees?

It is best to seek professional advice on correct pruning methods to maintain good structural form of the trees. A tree with a clear stem up to 1.8m will provide a great leafy shade canopy in hot summer months.

Where will bus stops be located at The Gables?

Transport NSW and their associated providers will determine the bus stop locations prior to commencing service. They are likely to be on the main roads. Services are managed by Transport NSW.