

Purchaser's Guide



7 SIMPLE STEPS TO BUYING

1 REGISTER YOUR INTEREST

Register your interest to make sure you receive any updates associated with our upcoming land releases. Prior to the next sales release, we will contact you via email to invite you to book an appointment with our sales team (please note – there will be limited availability for appointments due to high demand in the current market). Before your appointment, consider what an ideal lot would look like for you – Are you a first home buyer? Do you have a preferred lot size? Would you like to be near the park?

From lifestyle to practical and logistical, there are many considerations – which is why we're here to help.

2 FINANCING

Buying a block of land can be very exciting and rewarding. Before making your initial step to buying, make sure you speak with your financial advisor to understand your options.

In addition to the price of the land allotment, don't forget the cost to build a home, stamp duty on your home, mortgage repayments, lender's fees, solicitor's/conveyancer's fees, and mortgage registration fees.

Are you a first homeowner?

You could be eligible for the first home-owners grant. The first home-owners grant offers financial support to eligible first home buyers. To find out if this applies to you, you can contact your financial advisor or check online at the NSW Office of State Revenue at www.revenue.nsw.gov.au

3 CONVEYANCING

Advise the sales agent of your appointed solicitor or Conveyancer agent. The solicitor or conveyancer will then liaise with the sales agent to arrange the transfer of the property ownership and all necessary information required by your lending institute.

4 DEPOSIT

A deposit of 0.25% of the purchase value (non – refundable) is required to take the land allotment off the market. In addition to this, the contract of Sale of Land is must be signed by all purchasers. From this date there will be a 10 day cooling off period.

5 EXCHANGE

Time to make an appointment with your Solicitor/Conveyancer to discuss the Contract. Your Solicitor/Conveyancer will explain the Contract to you. Within 10 business days of the contract being issued, you should exchange contracts. This involves signing the Contract and paying the balance of the 10% deposit to the Agent's Trust Account. Give the bank cheque to your Solicitor/Conveyancer, who will forward it to the Solicitor acting on behalf of the landowner with the signed Contract.

6 SETTLEMENT

The settlement of your land is required within 30 calendar days from the exchange, or 15 business days after the land has registered. The balance of payment is due on settlement. Your solicitor/conveyancer will provide you with more detailed information and advice regarding your purchase.

7 BUILDING

You are required to submit your building plans to info@highlandviews.com.au for approval prior to submission to Council. We have Design Guidelines in place to ensure your new dream home complements the surrounding natural environment.

For more information
1300 898 974
highlandviews.com.au

Highland Views.
GLENMORE PARK