

# 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](http://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. If you are purchasing a house and land package through one of our partner builders you will need to sign an agreement with the builder before you sign the Land Contract.

### 5 EXCHANGE

Time to make an appointment with your Solicitor/Conveyancer to discuss the Contract. Your Solicitor/Conveyancer will explain the Contract to you. After 10 working days the Contract cools off (becomes unconditional pending registration) and the balance of the 10% deposit must be paid to the Agent's Trust Account.

### 6 SETTLEMENT

The settlement of your land is required within 21 days after notification to the purchaser that the land has registered or after 42 days if you are purchasing registered land. Refer to the Highland Views website for regular updates on construction progress and anticipated registration dates.

### 7 BUILDING

You are required to submit your building plans to [info@highlandviews.com.au](mailto: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](http://highlandviews.com.au)

**Highland Views.**  
GLENMORE PARK