





Buyer's Guide


01  **SEEK ADVICE** Engage a Solicitor/Conveyancer for the purchase of your lot. Details are required at payment of deposit for contract creation.


02  **SELECT YOUR LOT** Consult with our Sales team to choose your dream lot.


03  **PAY YOUR HOLDING DEPOSIT** Reserve your lot by depositing \$2500* into our Legal team's Trust Account
Account Details:
Swaab Trust Account – St George Bank
BSB: 332 002 **Acc:** 553307037
Amount: \$2500 **Reference:** Lot #
* Your deposit is fully refundable if you cancel prior to signing your contract.

04  **DOCUMENTATION NEEDED** Provide the following documents to our Sales Team necessary for your contract:

- Driver's License or Passport for all parties on the contract
- Solicitor / Conveyancer details
- Bank details
- Sales Advice
- Receipt of Holding deposit.

05  **SIGN YOUR CONTRACT** Your Solicitor / Conveyancer will receive your contract within 48 hours and will facilitate your contract signing.
The contract must be signed and exchanged within 14 days of signed sales advice for your lot to be secured.
If you sign with a cooling off period and cancel the contract during that period, this will result in forfeiture of 0.25% of the purchase price.

06  **UNCONDITIONALLY EXCHANGE CONTRACTS** Pay the remaining balance of 5%* by the end of your 10-day cooling off period. Congratulations, your contract is now unconditional.
* The 5% deposit becomes non-refundable at this stage. Refer to your solicitor or conveyancer for transfer duty payable.

07  **SETTLEMENT** Settlement occurs 21 days after registering your lot. You will need to pay the remaining purchase price along with a compliance bond* which is refundable upon meeting the specified requirements.
* Refer to Birling Design and Landscape Guidelines.

Terms and Conditions All purchasers must engage a solicitor/conveyancer for legal advice. Birling reserves the right to refuse any purchase application. An initial deposit of \$2500 is required to reserve a lot for 48 hours. If cancellation occurs before contract signing, a refund is issued. Contracts are issued electronically and must be signed within 48 hours of receipt. Cancellation after signing and before the 10-day cooling off period results in a 0.25% forfeiture of the purchase price. The remaining 5% deposit is due by the end of the cooling off period and becomes non-refundable upon unconditional exchange. Settlement occurs 21 days after lot registration, with the balance of the purchase price and a compliance bond (\$5000 for regular lots, \$10000 for corner lots) due at settlement. The compliance bond is refunded upon meeting the Design & Landscaping requirements. Purchasers are advised to seek legal advice regarding Stamp Duty and other financial implications.



BIRLING

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SALES CENTRE

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