

Pre-purchase Information

To help make the process of buying land at The Glades at Byford as smooth as possible, LWP has put together the following pre and post sales contract information.

Should you have any other queries, please contact our Information & Land Sales Centre on 9525 4444.

Finance Pre-Approval

A finance pre-approval letter is required when you purchase your land at The Glades.

You will need to formally apply to a financial institution or broker seeking pre-approval of your finance; generally the more information you provide at the start of the process such as income, expenditure figures and assets the quicker your finance will be pre-approved.

Financial institutions will pre-approve your finance in writing.

Your finance pre-approval normally expires after three months. You should check with your financial institution or broker.

Finance Approval

Titled Land

Purchasers signing a contract to purchase land only will be given 4 weeks to obtain unconditional finance approval.

Purchasers requiring finance for both house and land will be given 7 weeks to obtain unconditional finance approval.

Untitled Land

Purchasers will be given 7 weeks to obtain unconditional finance approval, however a time longer than 7 weeks maybe given to obtain unconditional finance approval where titles are not expected to issue within 3 months of the date of contract signing.

Deposit

A deposit of \$2,000 for the purchase of land is payable upon signing contract documentation. The deposit is accepted via EFTPOS, cash or cheque form.

The deposit cheque should be made payable to KDD Conveyancing Services Trust Account.

First Home Owners

The Australian Government introduced the First Home Owner Grant (FHOG) Scheme to help people with the purchase of their first home. First home owners should check to ensure they qualify for the FHOG by one of the following:

Website: www.osr.wa.gov.au or www.firsthome.gov.au

Email: firsthomegrant@dtf.wa.gov.au

Telephone: 1300 363 211

Location: Office of State Revenue

Plaza Level, Mt Newman House

200 St Georges Terrace, Perth WA 6000

LWP recommends that all relevant information and approvals be passed on to your settlement agent / financial institution at the earliest opportunity.

Foreign Investment Review Board (FIRB)

If you are not a permanent resident of Australia and wish to purchase land there are special conditions that apply.

Please notify LWP at time of signing if you are not an Australian resident.

For further information, please contact the Foreign Investment Review Board:

c/o Department of the Treasury

Langton Crescent, Canberra ACT 2600

Telephone: (02) 6263 3795

Fax: (02) 6263 2940

Website: www.firb.gov.au

Your local council

For information on security services, shire rates or council policies please contact the Shire of Serpentine Jarrahdale.

Shire Administration Office: 6 Paterson Street, Mundijong WA 6123

Telephone Enquiries: 9526 1111

Web: www.sjshire.wa.gov.au

Email: info@sjshire.wa.gov.au

After signing contract information

Congratulations on securing your homesite at The Glades at Byford.

LWP has put together the following information to help make your purchasing experience a smooth and enjoyable one. Please read through the information below and should you have any questions, please contact your sales representative on 9525 4444.

Signing your building contract

It is important at this time to keep all of your paperwork together.

When you enter into a contract with a builder, please ensure you provide a copy of your contract to your builder. This will ensure that the builder is aware of all design guidelines and covenants related to your homesite.

Finance Approval

It is important to know when your formal (unconditional) finance approval is due to LWP. This due date will be on your Offer & Acceptance and a copy of your formal approval letter from your financial institution or broker will be required to be sent to LWP by this due date.

for any questions please contact our Contracts Administration team on

Telephone: (08) 9297 9900

Fax: (08) 9296 9100

Email: contracts@lwpproperty.com.au

First Home Owner

If you are an eligible first home owner, you will need to fill out the relevant documentation. Your bank or broker may be able to assist you, alternatively documentation can be found at www.osr.wa.gov.au or www.firsthome.gov.au

We recommend that all relevant information and approvals be passed on to your settlement agent / financial institution at the earliest opportunity.

For further information, you can contact the
Office of State Revenue
Plaza Level, Mt Newman House
200 St Georges Terrace Perth WA 6000
Email: firsthomegrant@dtf.wa.gov.au
Telephone: 1300 363 211

Settlement

You will need to nominate a settlement representative at the earliest opportunity either at or shortly after signing your contract. Your settlement agent will be responsible for preparation of the transfer of land documentation and lodgement of contract for stamp duty assessment.

Settlement will be no later than A) within 21 days from unconditional finance approval, or B) within 10 days of issue of title.

Building Design Guidelines

There are design guidelines to provide harmony to the streetscape and encourage a high quality construction design being maintained. It is particularly important that the builders receive a copy of the design guidelines and building covenants so that they can ensure your home design fits within these guidelines.

Annexure C of your contract must be completed by your builder and approved by LWP Property Group, along with your building plans, prior to your building plans being submitted to the Shire of Serpentine Jarrahdale for approval.

Building plans and Annexure C should be submitted via email to buildingplans@lwpproperty.com.au.

Once approved by LWP Property Group your builder can seek relevant approval from Shire of Serpentine Jarrahdale.

Shire of Serpentine Jarrahdale
Postal Address: 6 Paterson Street, Mundijong WA 6123
Telephone: General Enquiries: 9526 1111
Web: www.sjshire.wa.gov.au
Email: info@sjshire.wa.gov.au

After signing contract information con't

Arranging your fencing and landscaping

As part of your purchase at The Glades, you will receive a premium eco-logical front yard landscaping package and side and rear fencing*.

Six weeks prior to completion of your home, you will need to contact Landscape Elements regarding your front garden landscaping on 9443 3737 and Treacy Fencing on 9409 9022 or philc@fencing.com.au regarding your side and rear fencing.

* Please refer to LWP for any conditions.

Fibre to the Home

To ensure your home is properly prepared to interface with the Telstra Fibre Optic Network*, you should discuss your home wiring requirements with your builder or Intelligent Home prior to starting the construction of your newhome.

As project manager LWP has appointed Intelligent Homes as preferred internal cabling installer for all new homes in The Glades. Intelligent Home has the necessary experience to help you to take advantage of this technology.

Intelligent Home will also provide an obligation, free of charge advisory service for all optic fibre connection related questions, servicing and installation requests. Please contact Intelligent Home on toll free 1300 652 633.

* Please refer to your contract package for full details, requirements and any conditions.

Council Bins

You will need to contact your local council to arrange your rubbish bin prior to moving into your home.

Please contact Shire of Serpentine Jarrahdale:

Address: 6 Paterson Street, Mundijong WA 6123

Telephone: General Enquiries: 9526 1111

Web: www.sjshire.wa.gov.au

Email: info@sjshire.wa.gov.au