

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 0475 560 570.

Finance Pre-Approval

A finance eligibility letter is required prior to purchasing 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 buying land only will be given 30 days to obtain unconditional finance approval.

Purchasers requiring finance for both house and land will be given 60 days to obtain unconditional finance approval.

Untitled Land

Purchasers will be given 60 days to obtain unconditional finance approval, however longer than 60 days may be given where titles are not expected to issue within 3 months of the date of contract signing.

Deposit

A deposit of \$1,000 for the purchase of land is payable upon signing contract documentation. The preferred method for deposit is EFTPOS or direct deposit.

Settlement

You will need to nominate a settlement agent 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 within 21 days of unconditional finance approval or within 14 days of title issue (whichever date is later).

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:

Location Office of State Revenue
Plaza Level, Mt Newman House
200 St Georges Terrace, Perth WA 6000

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

Email firsthomegrant@dtf.wa.gov.au

Telephone 1300 368 364

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:

Telephone (02) 6263 3795

Fax (02) 6263 2940

Email firbenquiries@treasury.gov.au

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.

Location 6 Paterson Street
Mundijong WA, 6123

Telephone 9526 1111

Website www.sjshire.wa.gov.au

Email info@sjshire.wa.gov.au