



wirraglen  
highfields

# Purchasing Land at Wirraglen

Thank you for considering Wirraglen as the perfect residential community in which to build your dream home.

To assist you, we've prepared our overview of the land purchase process in ten simple steps.

## 1. Understand your budget

It is important to consider your budget for the overall investment in your new home and land. Speak with your builder and our sales team to understand the costs involved to see your project through to completion.

## 2. Confirm your finances

Securing pre-approval for finance required to meet your budget, provides a firm indication from your lender/broker as to how much you can borrow. It is important to keep in mind that this expires and may need to be renewed. Pre-approval gives you the freedom to make an offer on your ideal block, with the peace of mind that your finance is already organised.

## 3. Select a conveyancer/solicitor

You will need to select a conveyancer to handle the paperwork involved with your purchase and oversee the settlement process, so now is a good time to make initial enquiries with these professionals.

## 4. Choose your block of land

Contact Brad Lipp at Colliers Toowoomba to help you select a block of land that best suits your requirements and budget. Be sure to discuss your preferences with your builder to ensure that your block complements your chosen house design.

## 5. Secure your lot with a \$5,000 holding deposit

Complete our Expression of Interest form and pay the \$5,000 holding deposit. This deposit is payable by EFT only into the Colliers Toowoomba trust account. Your chosen block of land will be taken off the market upon payment of the deposit, pending the execution of the contract.

## 6. Prepare the contract of sale

The contract of sale outlines the terms and conditions of sale including the price, deposit amount, description of the property and settlement period. The contract will include any other conditions specific to your block purchase and a copy will be issued to your conveyancer/solicitor for review. Following approval being granted, your contract can be sent via DocuSign to be completed, or a time can be arranged with Brad for signing in person.

## 7. Payment of contract deposit

Upon signing of the contract, a further deposit of \$5,000 is payable by the purchaser to be held in Colliers Toowoomba trust account until settlement date.

## 8. Finalise loan approval

You will now need to formalise your funding and sign all mortgage documents. Your bank's lender or mortgage broker will guide you through this process.

## 9. Settlement

If at the contract date the land is already registered with Titles Queensland, settlement will take place on the date specified in the contract.

Where the land you are purchasing has not yet been registered, you will be entering into what is commonly referred to as an "off the plan" contract. These contracts include a clause that confirms that settlement shall be subject to the registration of title on the lot and it is noted that the Developer has up to 18 months from the date of your contract to settle if required. The contract will specify that you have a certain number of days, typically 14, to settle once notice of registration is received, provided that all other contract conditions have been satisfied.

## 10. Building Covenant Approval

Once settlement has occurred, you will need to complete and sign the Wirraglen Design Approval Application so that we are able to approve your dream home to ensure you can commence construction as soon as possible.

**Congratulations, it's time to celebrate!** Once the property has settled you can continue your exciting journey towards building your dream home at Wirraglen.

Our Wirraglen team are available to assist you through every step, right through to moving into your new home. Please do not hesitate to contact us with any questions you may have.

*welcome home*

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