

Terms and Conditions of the Purchase Process

Macarthur Developments reserves the right to not proceed with an On Line Lot Preference process if there is insufficient demand to warrant its use, or to adopt a manual process (in lieu of an on line process) where justified.

Only one request for an appointment for a lot is permitted per purchaser or group of purchasers. Any subsequent requests with the same name(s) will be deemed invalid.

Where an On Line Lot Preference process is adopted it will be advertised by email notification to those people that have previously expressed interest and provided contact details via our database.

Registration in any previous ballots or appointment processes and / or membership of our database will not give any additional priority to purchasers.

The name(s) registered in the On Line Lot Preference process must be identical to the name(s) appearing as 'Purchaser' in the Contract for Sale of Land.

A registration in the name of a Company will not be accepted.

No requests for appointments in the On Line Lot Preference process will be accepted before or after the process closes.

No changes, additions or deletions of registered names will be permitted at any time, before or after exchange of contracts. That is, a purchase is NOT transferable.

The details must be correct and complete as this information will be used on the contract, if you are successful.

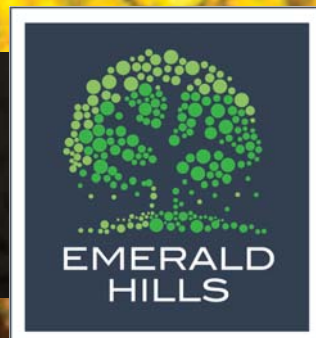
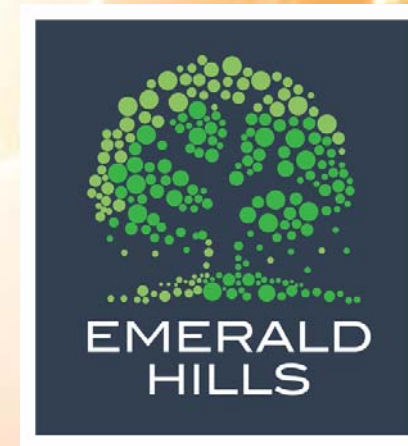
Proof of Identification will be required to commence the sales documentation comprising:

- For Australian citizens or permanent residents: an Australian Passport or Australian Drivers Licence and Medicare Card or Permanent Residency Visa/Immicard; or
- For foreign purchasers: a foreign passport or other acceptable identification.

Credit card payments only will be accepted for registration. Cash will not be accepted.

All persons listed as purchasers must be present for the exchange of contracts. No Letters of Authority or Powers of Attorney will be accepted.

Macarthur Developments reserves the right to withdraw any lot or lots from the sale and vary, amend or terminate these terms and conditions at any time without notice.



Visit our Sales and Information Centre:

Address: 1150 Camden Valley Way, Leppington NSW 2179

Entry via Camden Valley Way

Opening hours: 9.00am – 5.00pm Monday to Friday, 10.00am - 4.00pm Saturday & Sunday

P: 02 8007 7700

www.EmeraldHillsEstate.com.au

How To Buy

Buying Your Land in Emerald Hills

How To Buy

Step 1. Purchasing a lot

To purchase a lot in Emerald Hills you have one of two methods:

1. You can participate in our “*On Line Lot Preference*” sale process via our website at the time of the first release of the lots in a Stage; or
2. You can review the master plan and select your preferred lot from the choices that remain available from earlier releases. You can visit the interactive master plan on our website to view these releases. If you elect to purchase this way, you can skip Steps 2 to 6 and proceed to STEP 7 below.

Step 2. Registering your interest to be advised of invitations to participate in our *On Line Lot Preference* sales process

You will need to register on our database. You can register via our website, or contact us for assistance.

Once registered, you will be advised by email of future land releases and times and dates that our ‘*On Line Lot Preference*’ sales process for a lot release will commence.

Step 3. On Line Lot Release Period Commences

Once a Release Period commences you will receive an email letting you know that land will be for sale via the *On Line Lot Preference* process. The email will invite you to participate. You will generally have 10 days to review stage plans, lot plans and pricing. This gives you time to find and research the right block for you.

The email will also advise you of the time and date that the *On Line Lot Preference Process* will open. You will need to be ready to access high speed internet at that time if you wish to participate.

Step 4. On Line Lot Preference Process Opens

At 8.00pm on the specified date, our *On Line Lot Preference* process will open and you will be able to make a request to purchase your preferred lot on a registration form on our website.

If we receive more than one request to purchase a particular lot, your request will be automatically prioritised and queued on a ‘first come first served’ basis by our website software.

The On Line Lot Preferences invitation period will remain open until 8:00am the morning after the specified date.

However please be aware that, if we receive a lot of requests and all opportunities for all lots in the release are taken up quickly, the period could close earlier.

Please also note that you cannot submit a request for a lot preference in person in our Sales Office, or by phone. All requests must be made on line via our website. Therefore you will need to be satisfied that you have all the relevant information to enable you to make the decision to participate in the process to purchase a particular lot by 5.00pm of the specified date (after which our office closes).

Step 5. Advice of Success

If you are successful with your lot preference we will contact you by phone to confirm your purchase and email you the Sales Advice and Reservation Fee Payment Forms.

You will need to have your credit card details available to pay the non-refundable lot reservation fee.

Step 6. Second Opportunity

If, for any reason, a purchaser declines to accept their preferred lot the next request in the queue for that lot will be contacted by our Sales Team to progress the purchase.

Thus it may be a few days before you find out whether you have been successful or not in the *On Line Lot Preference* process.

Step 7. Completion of Sales Advice and Payment of Reservation Fee

If you have selected your land from the existing choice available, please contact our sales team and you will be emailed the Sales Advice and Reservation Fee Payment Forms.

To fast-track the purchase process, when you receive the Sales Advice Form (either following your success in the preference process or by direct selection), you will need to have your solicitor or licensed conveyancer contact details ready to provide in the form. This form will give us the full details for the Contract for Sale of Land.

The completed Sales Advice Form, payment of the Reservation Fee and a copy of your photo ID to verify your details must then be emailed back within 24 hours of our emailing the forms to you in order to initiate the process.

If you decide not to proceed at any time after this point the \$1,500 reservation fee will not be refunded or transferred.

Should you proceed to purchase the lot the reservation fee will go towards your 10% deposit payable on exchange of contracts (see step 8 below).

Step 8. Exchange Contract

Soon after receiving your signed sales advice our solicitor will issue the contract to your solicitor or conveyancer for review and you will have 21 days to exchange contracts with us. At this time you will be asked to pay a 10% deposit on the full purchase price.

We also suggest that, at this time, you confirm with your solicitor or conveyancer when payment of Stamp Duty to the NSW Office of State Revenue is due.

Step 9. Land Registration

When the land is registered you will be required to finalise the purchase of your land and take possession (settlement). At this time the balance of the purchase price will be paid.

We will advise you in advance of the approaching settlement date, when we have certainty on the land registration and title issue date by NSW Land and Property Information (LPI).