PANORAMA

NORTH WILTON

Our Land Purchase Process

1. Review the Release Information

Before registrations open, we'll email you all the information you need to make an informed purchasing decision, including the price list, sales plan, lot disclosure plans and information about the buying process.

We encourage you to review these documents carefully and identify your preferred lots before registering for a sales appointment.

2. Register for a Sales Appointment

We'll send you an email prior to the Land Release with a link to an Expression of interest form. Sales appointments are offered in the order registrations are received, so we encourage you to register early to secure an appointment.

Once registered, you'll receive a confirmation email with your sales appointment details.

Registration does not guarantee that a sales appointment will be available. If registrations exceed available appointment capacity, Landcom may establish a reserve list or implement another fair allocation process.

The availability of lots may change prior to or during the Land Release and Landcom does not guarantee that any particular lot will remain available.

3. Attend Your Sales Appointment — Reserve Your Preferred Lot!

Attend your appointment during the Land Release. Our sales team will help you choose a lot from the current release to suit your preferences and budget.

If you successfully reserve a lot and pay the required $300 non-refundable reservation fee, the lot will be held in accordance with Landcom's reservation process pending contract issue and exchange. Following your reservation, Landcom will prepare and issue a contract of sale to your solicitor or conveyancer. Once the contract is signed and exchanged, your land is secured — you can start planning your future home!

Things to remember before the Land Release

1. **Be ready to confirm your sales appointment time**

   After the registration period closes, we will contact you to offer you a sales appointment on the land release weekend. Sales appointments will be offered in the order registrations are received.

   We will make reasonable attempts to contact you using the details provided. If we are unable to reach you, we will move to the next registration in order. We encourage all those who register to keep their contact details up to date and monitor their phone and email in the days immediately following the close of the registration of interest period.

2. **Choose a solicitor or conveyancer**
   - Have your solicitor's or conveyancer's details ready before registering for a sales appointment, as you will need to provide this information if you reserve a lot.
   - Your solicitor or conveyancer will help you review and exchange your contract of sale if you reserve a lot at the Land Release.

3. **Decide on purchaser names**

- All purchasers will be required to provide identification at the time of reservation to verify their identity.
- The name/s entered on the sales advice at the time of reservation will be the names that appear on the contract of sale when it is issued by Landcom.

4. **Consider your finance options**
   - Speak with your lender or broker before the land release so you understand your borrowing capacity and are prepared to proceed if successful.

5. **Exchange of the Contract of Sales is due 21 days after it is issued by Landcom**
   - . If you reserve a lot at the Land Release, you will have 21 days to exchange your contract of sale and pay your 5% deposit from the date the contract is issued by Landcom to your conveyancer or solicitor.

Other Terms & Conditions

- Only one sales appointment registration per person or household is permitted. Duplicate registrations will be removed. Landcom may refuse, cancel or consolidate registrations where it reasonably believes registrations have been submitted to circumvent the one registration per person or household requirement.
- No purchases by companies or trusts will be accepted. Purchasers must be individuals.
- To reserve a lot, you must not have an unsettled land purchase in any Landcom project at the time of the release, including any existing reservation or exchanged contract that has not yet settled.
- You will be deemed to have an unsettled land purchase if you have entered into another contract of sale with Landcom in any capacity, including:
  - In your individual name
  - As a director, secretary or authorised representative of a company
  - As a trustee or appointor of a trust
  - As a partner in a partnership or joint venture
  - Through any other entity or structure you control or are associated with
  - You must not use different entities or structures that you control or are associated with to secure more than one lot with Landcom.
- Entrants must be at least 18 years of age and must be the person who will enter into the contract of sale
- Landcom takes no responsibility for email or internet delivery issues or delays.
- A reservation made at the Land Release does not create a binding contract for sale of land. A binding agreement arises only upon exchange of contracts.
- The reservation fee paid at the land release is non-refundable. Further details are set out in the reservation terms provided at the time of reservation.
- If a lot is not reserved or a reservation is cancelled, Landcom may determine how that lot will be dealt with in its absolute discretion, which may include offering the lot to the next eligible purchaser in appointment order; re-release of the lot as part of the same land release; re-release of the lot as part of a future release; or otherwise deal with the lot as Landcom sees fit.
- Landcom reserves the right to vary or change its sales process at its absolute discretion if it determines it appropriate to do so. Any material changes will be communicated to registered participants where practicable.
- Landcom reserves the right to cancel a reservation or not proceed with the sale if any required identity, legal, compliance or other pre-sale checks are not completed or satisfied.

Privacy at Landcom

- For information about how Landcom handles your personal information, see our Privacy Management Plan at landcom.com.au/privacy
- For privacy enquiries or complaints, contact Landcom's Right to Information Officer at privacy@landcom.nsw.gov.au

Disclaimer

- Landcom reasonably believes this document is correct at the date of publication but gives no warranty or representation as to its accuracy or completeness. All persons should make their own independent enquiries. To

the extent permitted by law, Landcom disclaims any liability in connection with reliance upon or use of this document. All sales are subject to contract.