

Our Land Purchase Process Via Ballot

1. Join the Landcom customer database

Register your details with Landcom to receive updates about upcoming land releases at our developments.

After completing the enquiry form on our website, you'll be added to our customer database and will be contacted with project updates and information on our upcoming land releases.

2. Receive land release information

Approximately eight to ten days prior to a land release, we'll email you information about the release, including:

- The date of the land release
- Available lots
- Pricing
- Lot sizes
- Location of the lots within the development

This is a good time to finalise your budget and note down your preferred lots.

If you have questions or would like guidance on the buying process or choosing a lot, you can contact a Landcom Sales Representative or visit the project's on-site Sales Centre.

3. Check your emails for the Ballot Open Day reminder

The Ballot Open Day reminder will usually be sent 4 or 5 days prior to the weekend of the land release.

On the morning of the Ballot Open Day, you'll receive a reminder email with a link to the Ballot Registration Form.

The link to the Ballot Registration Form is unique to you, so, please don't forward it on. The link will only become active when the ballot opens.

This email will confirm:

- The time the ballot opens; and
- The day and time the ballot will close.

Keep this email handy and be prepared, so you don't miss your chance to register your interest for your preferred lots.

4. Submit your registration on the Ballot Open Day

Once the ballot opens, you'll be able to access and submit the online Ballot Registration Form using the link in your reminder email. You can complete and submit your online Ballot Registration Form anytime during the ballot open period for that land release for a chance to secure a lot. The time you submit your Ballot Registration Form does not impact the outcome of the ballot.

When completing the ballot form please keep in mind:

- The ballot will **remain open for 24 hours**
- Only one registration per person will be allowed. If multiple registrations are submitted, unfortunately they will be disqualified from the ballot process.
- All compulsory fields in the ballot form must be completed for it to be valid.

After submitting your online Ballot Registration Form, you'll receive a confirmation email with a unique ballot code. This code is your entry number for the ballot draw and is valid only for the land release you have registered for.

Submitting an online Ballot Registration Form and receiving a ballot code is only the initial step and does not guarantee a lot or a sales appointment.

To ensure those looking to build a home to live in can purchase land at our developments, some land releases may give preference to owner occupiers and first home buyers. This will be communicated prior to a release and eligibility for preference will be assessed by Landcom before a sale contract is issued.

5. Wait for the ballot result

Once the ballot registration period closes, a randomised, computer-generated list of all eligible entries will be created. Ballot codes will be ordered randomly, and this order will determine the allocation of sales appointments.

The ballot codes that are allocated a sales appointment will be published on the relevant project page of the Landcom website **2-3 days prior to the land release day/s.**

As there are limited lots available, Landcom may offer more sales appointments for each land release than lots available to help ensure all lots are reserved.

6. Confirm your appointment if your ballot code is successful

If your ballot code is drawn, you will receive an email confirming your sales appointment on the land release day/s. You must confirm your attendance by the requested time. Once you confirm that you can attend, your appointment is locked in!

If we don't receive your confirmation, you may lose the opportunity to purchase a lot in that release.

Being successful in the ballot and allocated a sales appointment does not guarantee a lot will be available, particularly where Landcom has offered more appointment times than available lots.

7. Secure your land!

During your in-person appointment, our Sales team will help you choose a land lot from the available lots to suit your preferences and budget.

If you successfully reserve a lot and pay the required reservation fee, Landcom will prepare and issue a contract of sale to your solicitor or conveyancer. Once the contract of sale is signed and exchanged by you and Landcom, your land is secured – you can now start planning your future home or investment!

Things to remember

1. Decide on three (3) preferred lots
 - You may be asked to list three preferred lots on your Ballot Registration Form so the Landcom sales team understand your preferences should you be successful in the ballot.
 - As the order of the successful ballot codes will determine the order of the sales appointments, we do not guarantee that your preferred lot will still be available at the time of your appointment.
2. Choose a solicitor or conveyancer
 - You will need your solicitor's or conveyancer's details ready before the Ballot Open Day, as this information is required for you to complete the Ballot Registration Form.
 - Your solicitor or conveyancer will also help you review and exchange your contract of sale if you are successful in the ballot and reserve a lot during the land release weekend
3. Decide on purchaser names
 - Please ensure the names you enter on the ballot registration form are correct, as these will be the details under which you will exchange contracts and settle the purchase of your lot if you are successful in the ballot, are allocated a sales appointment and go on to reserve a lot.
 - All purchasers will be required to complete a background and identity check in line with the requirements of Australia's Anti-Money Laundering and Counter-Terrorism Financing legislation.
4. Exchange of the contract of sale is due 30 days after it is issued
 - If you are successful in the ballot and reserve a lot during the land release day/s you will have 30 days to exchange your sale contract and pay your 5% deposit from the date the contract of sale is issued.

Landcom Ballot Terms & Conditions

- One registration per person. Duplicate entries are ineligible for a sales appointment and will be removed from the ballot.
- The names on the Ballot Registration form will be the names that go on the contract for sale.
- No registrations from companies or trusts will be accepted – individuals only.
- 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 been 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 (but not limited to):
 - 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; or
 - 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. If you do this, unfortunately, you will be ineligible for a sales appointment and will not be contacted, even if your ballot code is drawn.
- Any attempt to manipulate the ballot will result in disqualification and removal from the Landcom database.
- Entrants must be at least 18 years of age and must be the person who will enter into the contract of sale.
- Landcom reserves the right to reject entries where multiple applications are made on behalf of the same beneficial purchaser or where the entrant is not capable of completing the transaction.
- Landcom takes no responsibility for email or internet delivery issues or delays.
- 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. Landcom may, at its discretion, either:
 - Offer the lot to the next eligible purchaser in the ballot order;
 - Re-release the lot as part of the same land release;
 - Re-release the lots as part of a future release; or
 - Otherwise deal with the lot as it sees fit. Landcom may choose to vary or change this process at its absolute discretion, if it determines it appropriate to do so.
- Eligibility for first home buyer or owner occupier preference will be assessed by Landcom before sale contracts are issued and will only apply for selected releases. Landcom's decision on eligibility is final.

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 of any information in it or provided in connection with it. All persons should make their own independent enquiries as to the matters referred to in this document. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.

Privacy at Landcom

- Landcom is collecting your personal information to communicate with you in respect to upcoming land releases and ballots for its land development projects. Your contact information may also be shared with any consultants or agents Landcom has engaged to assist with these sales releases and ballots. This may include contacting you by email, phone or SMS to discuss your readiness to purchase, let you know about important dates, make appointments and, if required, administer the reservation to purchase. You can opt out of receiving communications from Landcom at anytime by emailing privacy@landcom.nsw.gov.au
- For more information about how Landcom handles your personal information, please see our Privacy Management Plan at <https://www.landcom.com.au/privacy>
- If you have any questions about the collection, use, disclosure or amendment of your personal information, including who to contact if you have a privacy enquiry or complaint, please contact Landcom's Right to Information Officer by email to privacy@landcom.nsw.gov.au