

## PRE-PURCHASE INFORMATION

Congratulations. You've decided that Hammond West is the right place for you and now you want to move forward with securing the homesite of your choice.

### The Process

It's easy, email Estate Manager Jason Inferrera [jason@qubeproperty.com.au](mailto:jason@qubeproperty.com.au) or call 0402 426 119 to confirm the availability of your preferred homesite.

Once availability is confirmed, all you require is your Land Deposit and Letter of Finance Eligibility.

### Deposit

A deposit of \$5000 for the purchase of land is payable upon signing your contract documentation. The preferred method for the deposit is direct deposit and the Estate Manager will provide you with the relevant account details.

### Finance Pre-approval or Eligibility Letter

A finance pre-approval or eligibility letter is required when you purchase your homesite at Hammond West. Your finance eligibility letter can come from either your finance broker or lender, and in the event you're unable to obtain finance, the land deposit is returned.

### Settlement

You will need to nominate a settlement agent at the earliest opportunity ideally at the time of signing your land contract or shortly after. Your settlement agent will be responsible for preparation of the transfer of land documentation and lodgement of contract for duty assessment.

### 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 the Estate Manager before signing the land contract if you are not an Australian resident.

### Your Local Council

For information on shire rates or council policies please contact the City of Cockburn.

Location: 9 Coleville Crescent, SPEARWOOD, WA, 6163, Australia

Telephone: (08) 9411 3444

Website: <https://www.cockburn.wa.gov.au/>

Email: [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au)