



# Your guide to buying a house & land package



Your place to  
*live well*



# YOUR HOME BUYING JOURNEY – SIMPLIFIED

Buying your own home is exciting. But it's also a big decision, especially when you're a first home buyer.

This guide will help you understand exactly what's involved – so you can keep costs within your budget and feel in control every step along the way.



## FIRST HOMEOWNER GRANTS IN VICTORIA

If you are building a new home at Harpley valued up to \$750,000, you may be eligible for a First Home Owner Grant (FHOG) of \$10,000. The home must not have been previously sold or occupied to be eligible.

Use the Victoria State Revenue Office online tool to work out if you are eligible for the FHOG.

You can learn more about the eligibility criteria and application and payment process at [www.sro.vic.gov.au/first-home-owner](http://www.sro.vic.gov.au/first-home-owner)

You may use this grant towards your settlement payment – or a building progress payment, legal fees or any other moving costs.

Every dollar can make a difference when it's your first home!

## HOMEBUYER FUND

The Victorian Homebuyer Fund is a shared equity scheme, making it easier for Victorians to enter home ownership.

If you have a 5% deposit, the Victorian Government could contribute up to 25% of the purchase price in exchange for an

equivalent share in the property. This will save you money by reducing your mortgage and removing the need for Lenders Mortgage Insurance.

You can learn more about the eligibility criteria and application process at <https://www.sro.vic.gov.au/homebuyer>

## BUYING YOUR FIRST HOME, AT HARPLEY



### STEP 1 CHOOSE YOUR HOME

Harpley is all about flexibility. Choose your builder and home design, and take your pick of a variety of lots.

Once you've selected the option that's right for you, Lendlease will prepare a Land Sale Contract.

To buy a house and land package, you enter into two contracts. One is with Lendlease to buy the land, the other with the builder to build the house.

**Want more options?**  
At Harpley, you can bring your own builder (subject to design approvals) and just buy land from our sales team. Or we have townhouses available for a convenient lifestyle.



### STEP 2 SIGN AND RETURN THE LAND SALES CONTRACT TO LENLEASE

Before you are issued the Land Sale Contract for your selected lot, you will be required to pay a refundable deposit of \$3,000\* which will place an exclusive hold on your selected lot for up to seven days. In this time you are welcome to take a copy of the contract away with you to review with your solicitor or conveyancer. As with any contract, it's a good idea to seek legal advice prior to signing.

At the time of signing the contract you will be required to pay the remaining balance of a non-refundable 10% deposit\* on the land contract purchase price. It is a good idea to seek loan pre-approval, prior to signing and paying your deposit.



### STEP 3 WORK WITH YOUR BUILDER

Our recommended builder partners have been carefully selected for their quality reputation, and their willingness to taking you through the details. Once you've chosen your home design, your builder (subject to design approvals) will help you select a floor plan and discuss any upgrades you need that will suit your lot at Harpley. At this time, your home design will also need to be approved by Lendlease's development team.

Your builder will give you a building contract, and you will need to pay a percentage of the build price as a deposit, which varies from builder to builder. Prior to signing, be sure to take notice of the holding time frame of the build price.



### STEP 4 LAND REGISTRATION AND SETTLEMENT

Most of the land in Harpley will be sold 'off the plan' as unregistered land. Lendlease will keep you informed on how the development is progressing. Once your land is ready to build on, we will register your individual lot with the government.

Your solicitor or conveyancer will be notified once the land is registered. Settlement of your lot will typically occur within 14 days of registration – this is where the land is transferred into your name after the remaining 90% of the land contract purchase price has been paid and any mortgage documents signed.



### STEP 5 BUILDING YOUR DREAM HOME

Once your block of land is registered and your builder can start work, you will typically start paying progress payments to your builder. Progress payments are usually made at various stages of construction – from putting down the slab and erecting the frame, to lock-up and interior completion.

Your builder is likely to invoice you at the completion of each stage and your lender or broker should be able to help you arrange these payments.



### STEP 6 MOVING DAY!

Congratulations! Your new home is now ready – pick up the keys from your builder and move in. Then it's time to celebrate! Meet your neighbours at a welcome event, join a community group – and start enjoying life at Harpley.



*Make sure you also have considered home buying fees in your budget – including government stamp duty, property searches, legal fees, mortgage insurance and loan application fees. A home loan advisor or mortgage broker can help you understand any additional costs. You may also be eligible for first homebuyer grants or stamp duty exemption.*

\*Refers to standard Lendlease deposit requirements. Requirements may vary with temporary promotional offers.



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