



0419 536 905 | info@myparklane.com.au | www.myparklane.com.au

Land Guidelines

Secure your chosen lot in Parklane Gardens

- The first step to securing your chosen lot is to arrange a time with our sales representative to pay a \$2,500 holding deposit. The deposit is fully refundable and can be made using the following payment methods:
 - Cheque (made out to: Wyndham Realty Pty Ltd Trust Account)
 - Bank Transfer:
 - Name of account: Wyndham Realty Pty Ltd
 - Bank: Macquarie Bank,
 - BSB: 183 334
 - Account no: 3044 643 65
 - Please include your lot number and surname in the transfer description and email a copy of the transfer receipt to Barry Plant Werribee's Parklane Gardens representative as soon as the payment has been made. (Jonathon Bird - jbird@barryplant.com.au)

Before Signing Contracts,

- Within 14 days of paying the holding deposit, you will be required to sign the Contract of Sale and pay the balance of your deposit. Before signing, make sure you have your finance pre-approvals in place.
- Speak with your mortgage broker to arrange a pre-approval letter from your loan provider.
- Arrange the balance of the deposit for payment.
- You will need to choose a conveyancer to manage the settlement on your lot.
- Decide whose names will be on the Contract of Sale.

Make it official!

- We, or a Barry Plant representative, will arrange an appointment with you to sign your Contract of Sale.
- Make sure you bring along the balance of your deposit or a copy of the bank transfer receipt, and the details of your conveyancer.
- A copy of the signed contract will be posted to your conveyancer.
- We will also email you a copy of the signed pages for your records.



Between signing and settlement

- Our customer relations team will keep in touch with you with updates on how your lot is progressing.
- We will also contact you when your lot is almost ready for settlement.
- Once the timeframe has been confirmed, please contact your mortgage broker or loan provider and check that your finance has been formally approved.

Settlement

- Once a land title has been issued for your lot, settlement can occur.
- Parklane Gardens lawyer and your conveyancer will manage this on your behalf.
- Parklane Gardens lawyer will contact your conveyancer and confirm the exact settlement date which is 14 calendar days from the date that the land title is issued, or the next clear business day.
- At this time, make sure your provider has the funds ready to pay the outstanding amount on your lot.
- Now is also a good time to inspect your lot and ensure that the boundary pegs are in place and the lot is clear of any debris. Please note: Once settlement has occurred, it becomes your responsibility to maintain the lot and keep it clear of debris.
- On the agreed date, settlement will be carried out.

**Congratulations you're now the proud owner of land in the Parklane Gardens Estate!
Close to the land of the Manor Lakes Precinct.**



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In conjunction with Barry Plant Werribee, 21 Watton Street, Werribee, Victoria, 3030



All information is provided as a guide only. The developer and or their representatives reserve the right to change all and any information at any time. If your property is exclusively listed with another Estate Agent please disregard this notice. Interested parties should seek independent financial and legal advice prior to making any decisions in relation to these properties.