



PARKLAKES II



## 10 STEPS TO BUYING

At Parklakes 2, we're passionate about building our community. We want to help YOU – our newest neighbour – to move in sooner. That's why we've developed this helpful 10 Step Guide.

### STEP 1

Choose your preferred lot. We can help you find one that aligns with your requirements, including budget, land size, layout, elevation, North-facing, cul-de-sacs and more.

### STEP 2

To secure your chosen lot, we will ask you to complete and sign an Expression of Interest form and pay a \$1000 deposit (by direct deposit or cheque) into our trust account. Be sure to include the reference number so we can allocate your payment promptly and email you a receipt.

### STEP 3

A sales representative will discuss the terms of your contract with you, gather your full name including middle names and solicitor's details. Turn the page for more information about finding a legal representative.

### STEP 4

You will be contacted by your sales representative to set up a time to come in and sign the land purchase contracts. Once signed by Parklakes 2, a signed hard copy will then be sent to your solicitor.

### HOW LONG DOES IT TAKE?

Steps 1 - 4 = completed within 1 - 2 weeks.

### STEP 5

If your contract is subject to finance, your finance period starts from the date Parklakes 2 signs the contract. You may be eligible for Government Grants, ask our team for more information about this.

### STEP 6

The balance of your deposit (\$9000) is payable to the Parklakes 2 trust account 14 days from the contract date, which is the date Parklakes 2 signs the contract.

### STEP 7

Now is the time to submit your plans to the Parklakes 2 team for covenant approval.

### STEP 8

You will be advised within the month prior to registration that your land is now ready for soil testing.

### STEP 9

You are nearly there. Settlement is 14 days after the land is registered. At this point, the balance of your payment is due and your solicitor will be contacted.

### STEP 10

Pop the champagne and celebrate! Congratulations on your purchase and welcome to Parklakes 2. Let the construction begin!



**One of the first things to do when buying land is to appoint a legal representative that will assist you through the contract process.**

- Ask your legal representative to provide a quote and what that includes.
- To the right are a few local legal representatives and the price range is approximately \$1000 - \$1500 depending on your requirements.
- It is advisable to compare the fees being charged by a few different legal representatives.
- The REIQ strongly encourages buyers to seek independent legal advice.

## **LOCAL LEGAL REPRESENTATIVES**

### **HSH LAWYERS**

37 Wants Road,  
Maroochy River QLD 4561

**P 5446 6734**

### **LEVER LAW**

Cnr Ocean Drive & Magnolia Lane,  
Twin Waters QLD 4564

**P 5457 0500**

### **SLATER & GORDON**

8 Innovation Parkway,  
Birtinya QLD 4575

**P 1800 555 777**

### **SIMPSON QUINN LAWYERS**

8 First Avenue,  
Maroochydore QLD 4558

**P 5443 5266**



## **SALES & INFORMATION OFFICE**

2 Agnes Place, Bli Bli QLD 4560  
07 5448 6442 | [info@parklakes2.com.au](mailto:info@parklakes2.com.au)  
[parklakes2.com.au](http://parklakes2.com.au)

  
**PARKLAKES II**