



KEY DATES AND REQUIREMENTS RESIDENTIAL OVER-THE-COUNTER SALES

The Land Development Agency (LDA) and its Appointed Sales Agent strongly recommend obtaining independent legal, financial and accounting advice before entering into a First Grant Contract.

These Key Dates and Requirements contain specific conditions in relation to the **Residential Over-the-Counter Sales** and should be read in conjunction with the Residential Over-the-Counter Sales Conditions.

DATE AND TIME	ACTIVITY	DETAILS
10am Monday 9 November 2015	Email IPG for an appointment	From 10am potential buyers interested in making a Block Selection Appointment should email their "Expression of Interest" to LDAlandsales@independent.com.au If you do not have access to the internet, contact Independent Property Group prior to 6 November 2015 to make alternative arrangements.
From 9 November 2015	Block Selection Appointments will be allocated by IPG	Successful registrants will be contacted by Independent Property Group. Registrants will be allocated appointment times in the order of the Expression of Interest being received by email to LDAlandsales@independent.com.au Only one appointment and block selection is permitted per registrant including a Related Party.
From Monday 16 November 2015	Block Selection and Exchange of First Grant Contract will take place at: Meyer Vandenberg Lawyers Level 2, 121 Marcus Clarke Street, Canberra City ACT 2601	Successful registrants must attend Meyer Vandenberg Lawyers (LDA's Solicitors) to select a block, exchange the First Grant Contract and pay the Deposit or Security Payment as applicable (see below). Those purchasing a Standard Lease will pay 5% deposit. Those choosing Land Rent will pay \$2,000 security payment.
Wednesday 3 February 2016	Settlement of First Grant Contract	This is the "Date for Completion" in the First Grant Contract.

APPOINTED SALES AGENT

The exclusive selling agent for this Residential Over-the-Counter sale is Independent Property Group (Appointed Sales Agent). For all enquiries relating to this residential over the counter sale please contact:

Independent Property Group
91 Northbourne Avenue
Turner ACT 2612
Phone: 02 6209 1700
Email: LDAlandsales@independent.com.au



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LDA'S SOLICITORS

The LDA's solicitor for the residential over the counter sale is as follows. Their firm is the location of the 'Sales Venue'.

Meyer Vandenberg
Level 2, 121 Marcus Clarke Street,
Canberra City ACT 2601
Ph: 02 6279 4444
Email: LDA@MVLawyers.com.au

BLOCK LIST

For the list of blocks that are available for selection please visit www.lda.act.gov.au/moncrieff (Website)

Please note that Land Rent is not available on blocks valued at greater than \$300,000 inclusive of GST.

BLOCK SELECTION APPOINTMENTS

From 10am 9 November 2015 potential buyers interested in making a Block Selection Appointment should email their "Expression of Interest" to LDAlandsales@independent.com.au

Block Selection Appointments will be offered to registrants in the order that the Expressions of Interest are received by Independent Property Group. Expressions of Interest should include a reference to "Moncrieff", your name and telephone number.

If you are successful in securing a Block Selection Appointment, you will receive confirmation of the details of your appointment from Independent Property Group.

Independent Property Group will confirm the name of the Buyer(s) for the purposes of the First Grant Contract by telephone. Only the name(s) of the person(s) confirmed for the appointment may be entered on the First Grant Contract for Residential Land at the LDA's sole discretion. This name(s) will subsequently be entered as the Buyer(s) on the First Grant Contract and Lessee(s) on the Crown Lease. Additions or changes to your details may not be permitted. For this purpose, registrants are required to be contactable from 9 November 2015 by telephone. Registrants should ensure that they are able to be contacted during business hours on the number they have provided in their registration email.

Independent Property Group will make two (2) attempts to contact the registrant. If the registrant does not respond within the first two (2) contact attempts, Independent Property Group will contact the next Registrant in the list at its sole discretion.

Independent Property Group will send an email confirming your appointment details. This will only be sent after they have contacted you by phone.



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ATTENDING YOUR BLOCK SELECTION APPOINTMENT

You will need to arrive at the Sales Venue 10 minutes prior to your Block Selection Appointment to check in. Please bring with you the information in the Checklist in this Sales Package.

You will have 10 minutes from your scheduled Block Selection Appointment time to choose your block. Following your selection you will be required to exchange a First Grant Contract.

If you intend to purchase the right to the grant of a Land Rent Lease you must indicate this at the time you exchange your First Grant Contract. If you do not indicate your preference for Land Rent at this time, you will only be able to purchase the right to the grant of a Standard Lease.

If you are unable to attend your Block Selection Appointment, you can appoint another person to act on your behalf as an 'Agent'. You and your Agent must complete the Buyer Appointment of Agent Form, and the Agent must provide photographic identification for both parties at the Block Selection Appointment. Further details are provided in the Checklist in this Sales Package. The Agent must bring, if applicable, the completed Application for Land Rent Form to the Block Selection Appointment. If you or your Agent fails to attend the Block Selection Appointment you will be deemed to have rejected the offer to purchase a Block and we will offer the next available registrant a Block Selection Appointment.

LAND RENT ELIGIBILITY

To be eligible to be granted a Land Rent Lease you must meet the following three (3) Eligibility Criteria in accordance with section 11 of the *Land Rent Act 2008* (ACT):

- (a) you and your Domestic Partner must not own any other real property;
- (b) the combined income for you and your Domestic Partner must not exceed the Income Threshold Amount;
and
- (c) you must live on the land following construction of a dwelling.

In addition, please note that the LDA is not inviting offers for Land Rent Leases over Blocks valued at greater than \$300,000 including GST.

EXCHANGING YOUR FIRST GRANT CONTRACT

You will be required to execute and exchange the First Grant Contract at Meyer Vandenberg Lawyers at your Block Selection Appointment. As mentioned above, at this time you will be required to elect the type of Crown Lease that you wish to purchase:

- (a) Land Rent Lease – If you elect to purchase a Land Rent Lease you will be required to complete and submit a Land Rent Lease Application Form and pay the Security Payment (see overpage);
- (b) Standard Lease – If you elect to purchase a Standard Lease you will be required to pay the 5% Deposit (see overpage).



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TYPE OF LEASE	DEPOSIT / SECURITY PAYMENT
Standard Lease	5% of Purchase Price of Block
Land Rent Lease	Security Payment - \$2,000

The relevant Specimen First Grant Contract is available for download at www.lda.act.gov.au/moncrieff

SETTLEMENT REQUIREMENTS

Buyers will be required to settle the First Grant Contract by Wednesday 3 February 2016.

SALES PACKAGE

The Sales Package comprises the following documents:

- (a) Block List;
- (b) Key Dates and Requirements (this document);
- (c) Residential Over-the-Counter (OTC) Land Sales Conditions;
- (d) Checklist;
- (e) Appointment of Agent Form - Over-the-Counter (OTC);
- (f) Contract for Sale – Land Ready including annexures namely:
 - i. Annexure A – Moncrieff Housing Development Guide;
 - ii. Annexure B – Specimen Crown Leases;
 - iii. Annexure C – Application for Land Rent Lease;
 - iv. Annexure D – Financial Advice Certificate;
 - v. Annexure E – Statutory Declaration; and
 - vi. Annexure F – Deposited Plan (to be provided by the LDA when available).



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NOTE:

A reference to “you” or “your” is a reference to the registrant for the lease of a residential block.

Capitalised terms in this document have the meaning specified in this document or the Residential Over-the-Counter Sales Conditions.

Where there is an inconsistency between the conditions in these Key Dates and Requirements and the Residential Over-the-Counter Sales Conditions, the conditions in the Residential Over-the-Counter Sales Conditions take precedence.

Disclaimer: The Land Development Agency (LDA) makes no warranty for the accuracy or completeness of information in this publication and recommends obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land. Neither the LDA or the Appointed Sales Agent takes any responsibility for the timing of the delivery or the failure of the delivery of any email sent to LDAlandsales@independent.com.au