



KEY DATES AND REQUIREMENTS

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 2014 **Moncrieff Public Ballot** and should be read in conjunction with the Ballot Conditions.

| DATE AND TIME | ACTIVITY | DETAILS |
|--|--|--|
| Friday 5 September 2014 | 2014 Moncrieff Information goes live on the website | http://www.lda@act.gov.au/moncrieff/land-sales |
| 9am to 4pm Saturday 20 September 2014 | Information Day | Thoroughbred Park 1 Randwick Road, Lyneham ACT 2602 |
| 10am Monday 22 September 2014 | Registration Opens | Via the LDA website at www.lda.act.gov.au If you do not have internet access you may register by contacting the LDA in person at TransACT House, 470 Northbourne Avenue Dickson, ACT 2602 or by calling 1800 777 952. |
| 4pm Tuesday 7 October 2014 | Registration Closes | |
| Thursday 23 October 2014 | Ballot Draw | Held at LDA Witnessed by ACT Gambling and Racing |
| Thursday 23 October 2013 | Ballot Draw results notified | Registrants will be notified via email and the Ballot Draw will be published on the LDA website. |
| By 4pm Wednesday 29 October 2014 | Successful registrants to confirm their continued interest in participating. | Respond to the email from the LDA confirming your continued interest. |
| Thursday 30 October 2014 | Block Selection Appointments notified | Block Selection Appointments will be confirmed via email. |
| Tuesday 4 – Friday 7 November 2014 | Block Selection Appointments | Conference Centre Exhibition Park in Canberra (EPIC) Flemington Road Mitchell ACT 2911 |

Appointed Sales Agent

The Appointed Sales Agent for the 2014 Moncrieff Public Ballot is Independent Property Group. For enquiries relating to this Ballot contact:

Independent Property Group
Ground Floor, 91 Northbourne Avenue
TURNER ACT 2612
Phone: 02 6209 1550

Wayne Harriden
0418 625 414

Cassandra Cumberland
0412 815 463

The LDA's legal adviser for the 2014 Moncrieff Public Ballot is Meyer Vandenberg Lawyers.



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Blocks available for Selection

1. There are 317 single dwelling residential blocks available. For details, refer to the Moncrieff Interactive Map which can be found online at the LDA website.
2. The blocks are not ready for construction. It is estimated that they will be ready to be built on during the Contract Date Range specified in the available block list.

Applying for the Ballot

3. You, or a Related Party to you, may only apply once for this Ballot by completing the Online Ballot Application found on the LDA website. Upon completion of this application you will be provided with a Ballot Number by email.
4. The LDA and its legal adviser will review each Online Ballot Application and contact you if there is a suspected Related Party issue using the phone number, mobile number and/or email address you provide in your Online Ballot Application. If you do not respond to the LDA or their legal advisor's request for further information, or you do not provide the requested information within the timeframe specified, your Online Ballot Application will be rejected. Further information must be provided, in writing, by the earlier of:
 - (a) 48 hours from the time and date of the request; and
 - (b) 5pm Monday 20 October 2014.
5. The LDA or the LDA's legal adviser will use their best endeavours to notify you if your Ballot Number is to be excluded from the Ballot Draw.
6. If you intend to purchase the right to the grant of a Land Rent Lease you must indicate this at the time you complete your Online Ballot Application. If you do not indicate your preference for a Land Rent Lease at this time, you will only be able to purchase the right to the grant of a Standard Lease.

Ballot Draw

7. The number of Block Selection Appointments offered will depend on the number of Applicants that confirm their interest in a Block Selection Appointment. Block Selection Appointments will only be allocated to Applicants who confirm, following the Ballot Draw, that they would like a Block Selection Appointment.
8. Block Selection Appointments will be offered in the order in which Applicants' Ballot Numbers are drawn in the Ballot Draw. All Applicants will be notified of the ranking of their Ballot Number by email. The Ballot Draw results will also be available on the LDA website. If you do not have internet access, you may obtain a copy of the Ballot Draw results by contacting the LDA.
9. If any blocks remain following the above appointments, the further sale of the blocks is at the LDA's sole and absolute discretion.

Attending your Block Selection Appointment

10. You will need to arrive 20 minutes prior to your Block Selection Appointment to check in and bring with you:
 - (a) confirmation of your Block Selection Appointment; and
 - (b) photo identification and proof of your current address as provided in your Online Ballot Application; and
 - (c) the applicable deposit / security payment:



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| TYPE OF LEASE | DEPOSIT / SECURITY PAYMENT |
|-----------------|--|
| Standard Lease | 5% of Price by cheque/EFTPOS or 10% of Price by Bank Guarantee or Deposit Bond |
| Land Rent Lease | Security Payment of \$2,000 |

11. You must register prior to your Block Selection Appointment with an LDA sales officer and/or the Appointed Sales Agent who will ensure that you have all the required documentation. If you do not register for your Block Selection Appointment, your Ballot Number and name may not be called and you will miss your opportunity to select a block.
12. You will have 5 minutes from when your Ballot Number is called to select a block and advise the sales officer conducting the Ballot of your choice. If you are late or do not select a block within this timeframe you may be excluded from participating further.
13. You can only select one block at your Block Selection Appointment.
14. If you are unable to attend your Block Selection Appointment, you may choose to appoint another person to act on your behalf as an 'Agent'. You and your Agent must complete the Buyer Appointment of Agent Form, and your Agent must provide photographic identification for both parties at the Block Selection Appointment.
15. Your Agent must bring the Application for Land Rent Lease completed by you (if applicable) to the Block Selection Appointment.
16. Your Agent will also be required to pay the deposit or security payment at the Block Selection Appointment.

Exchanging your First Grant Contract

17. As soon as you have selected your block, you will be required to execute and exchange a First Grant Contract, submit a completed Application for Land Rent Lease (if applicable), and pay the applicable deposit/ security payment.
18. The Ballot Pack contains the Specimen First Grant Contract that you will be required to execute and exchange at your Block Selection Appointment.

Settlement Requirements

19. You will be required to settle the First Grant Contract within 30 working days from the date that the Crown Lease is served in accordance with the First Grant Contract.

Note:

- A reference to "you" or "your" is a reference to the Applicant for the Crown Lease of a residential block. Capitalised terms in this document have the meaning specified in the Ballot Conditions.
- Where there is an inconsistency between the conditions in these Key Dates and Requirements and the Ballot Conditions, the conditions in the Ballot Conditions take precedence.
- Disclaimer: The Land Development Agency (LDA) makes no warranty to 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.