

priority numbering system

HOW TO BUY AT THE PONDS USING THE PRIORITY NUMBERING SYSTEM

Note: Landcom and Australand will only issue priority numbers to individuals not companies, trusts or other corporate structures.

HOW HOME SITES ARE SOLD

Most sales at The Ponds Sales and Display Centre are made to homebuyers on a “first come, first served” basis. When there is high demand for certain lots it is difficult to conduct a sale in an orderly and fair manner, particularly when people begin to queue or even camp out before the day of release. Therefore, Landcom and Australand reserve the right to implement a Priority Numbering System. The intent of this system is also to limit the interest of any person to one lot only.

SHOWING YOUR INTEREST

You can express interest in land at The Ponds prior to its sale by joining our customer database. You will need to provide some basic contact information either via the online form, at The Ponds Sales and Display Centre or over the telephone. Landcom and Australand will then contact you when lots are about to be released for sale and will advise you if the sale will proceed using priority numbers.

Please note that joining our database does not give you preference over another purchaser to buy a lot. The database is only used to provide you with information.

HOW PRIORITY NUMBERING WORKS

If Landcom and Australand decide to use the Priority Numbering System and you are on The Ponds database, you will be contacted by email or SMS no later than 1pm on the day of the issue of a Priority Numbering System. You will be told that a queue has now formed and that priority numbers for reserving lots will be issued onsite between 4pm and 7pm that same day.

The process is as follows:

- Number '1', will be issued to the first person who attends at The Ponds Sales and Display Centre and so on down the queue.
- To obtain a priority number you must nominate the lot you wish to purchase. Each person may only receive one priority number and nominate one lot.
- If you wish to change your nominated lot prior to the day of sale, you will forfeit your original priority number and be given the next available priority number. The lot you



originally nominated will then not be available for nomination or reservation until the day of sale.

- It is important to note that once you have obtained a priority number, your interest is restricted to purchasing one lot. You are not able to transfer ownership of a lot to someone else prior to settlement.
- A Priority Numbers and Names list will be placed on The Ponds Sales and Display Centre door listing the names of the prospective purchasers and their nominated lots in priority number order so that you can check your position in the queue.
- If you are unable to attend the issuing of the priority numbers, another person may obtain the number on your behalf if they provide a signed Authority to Obtain a Priority Number form. This form, which authorises your representative to act on your behalf, is available from The Ponds Sales and Display Centre or you can download it from <http://www.theponds.com.au/News/CurrentNews.aspx>
- Building companies are excluded from purchasing lots on the first weekend of sale.

THE PRIORITY ORDER SALES PROCESS

Once you have received your priority number you must be present at The Ponds Sales and Display Centre on the day of release in time for calling of the priority numbers. The first number will be called out at 10am. If no one responds when a priority number is called, that priority number is cancelled and the lot is made available for selection to the person with the next priority number.

When your priority number is called, you should do the following:

- Confirm that you still wish to purchase your nominated lot; or
- Confirm that you wish to purchase a lot made available by the earlier withdrawal of a prospective purchaser whose nominated lot was higher on the list; or
- Cancel your nomination in which case you will forfeit your priority number.

Once you have confirmed your intent to purchase a lot, you should:

- Pay the non-refundable \$300 administration fee;
- Receive a Client Reservation Notice;
- Ensure your reservation details are correct as they will be the precise details under which you will be required to exchange contracts and settle the purchase of your land at The Ponds.

Reservations can only be made in the name of individuals, and not companies, trusts or other corporate structures.

Your purchase will then proceed as normal to the exchange of contracts and the settlement stages. Your solicitor can explain this to you.

For further information on purchasing land at The Ponds contact The Ponds Sales and Display Centre on 9629 1212.

