

How to buy at The Ponds using the Priority Numbering System

How Home Sites Are Sold

While sales at The Ponds can be made by auction and direct to builders, most sales are made to homebuyers on a “first come, first served” basis. However, when there is high demand for some sites making it difficult to conduct a sale in an orderly and fair manner (as when people begin to queue or even camp out before the day of release), 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

If you express interest in land at The Ponds prior to its sale, you will be asked to provide some basic contact information. This can be completed online, at The Ponds Sales and Display Centre or over the telephone and allows us to give you details when lots are about to be released for sale and gives us the chance to tell you if the sale will proceed using priority numbers. Please note that the recording of your name on the contact list does not give you preference over another purchaser to buy a lot. It is used only so you can be provided with information.

How Priority Numbering Works

If Landcom and Australand decide to use the priority numbering system and you have registered your interest in purchasing a lot, you will be contacted by The Ponds Project Sales Manager 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:

- The first number ‘1’, will be issued to the first person who attends at The Ponds Sales and Display Centre and so on down the queue. If you are unable to attend the issuing of the priority numbers, you can provide written authority for another person to obtain the number on your behalf (you do this by completing a form you obtain from The Ponds Sales & Display Centre or download the form from www.theponds.com.au which authorises your representative to act on your behalf).
- It is important to realise 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. Building companies are excluded from purchasing lots on the first day of sale.
- To obtain a priority number you must nominate the lot you wish to purchase. If you wish to nominate a different available lot prior to the day of sale, you will forfeit your original priority number and obtain a new priority number for the new lot. The original nominated lot will then not be available for nomination or reservation until commencement of the sale process on the day of sale.
- A notice 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.

The Priority Order Sales Process

You must then 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 the selection by the prospective purchaser with the next allocated priority number.

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

- Confirm that you still wish to purchase your nominated lot, or select another from those passed in from higher on the list (if there are any which have been passed in), or cancel your nomination in which case you will forfeit your priority number;
- 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 property at The Ponds.
- 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 a home site at The Ponds contact our Project Sales staff on 9629 1212.

