

PINELAKE ESTATE

BY QUBE

PRE-PURCHASE INFORMATION

Congratulations. You've decided that Pinelake Estate is the right place for you and now you want to move forward with securing the homesite of your choice.

The Process

Our upcoming land release will be offered via an **Expression to Purchase (ETP) process**, with **lots priced FROM a nominated starting point**. Buyers are encouraged to submit their best and highest offer for their preferred lot, aligned within their approved budget.

On the day of release, the Qube Marketing Team will email registered buyer's full details of the release, including the ETP (Expression to Purchase) form. To receive this information, buyers must be registered on our database via www.pinelakeestate.com.au.

Letter of Eligibility (LOE)

A finance eligibility letter from either your finance broker or lender is a prerequisite when you purchase your homesite.

Deposit

A deposit of \$10,000 is payable via direct transfer into the Qube Trust Account (non-interest bearing). The Estate Manager will provide the relevant account details to facilitate payment.

Subject to Finance - Untitled Land

The Subject to Finance condition is structured as a two-step process.

Step 1 - Initial Finance Approval Period

The Contract of Sale will allow an initial period of 90 days to obtain formal finance approval.

Step 2 - Finance Extension (if required)

Prior to the expiry of the 90-day period, the Estate Manager will contact you to confirm your finances is progressing and remains on track. Where appropriate, a finance extension will then be granted to align with the anticipated titling timeframe.

Settlement

Settlement will be no later than within 14 days of unconditional finance approval or within 14 days of title issue by the department of Landgate (whichever is the latest).

You will need to nominate a settlement agent within 2 months of signing your land contract to avoid penalties from the Office of State Revenue.

Foreign Investment Review Board (FIRB)

If you are not a permanent resident or citizen of Australia and wish to purchase land, there are special conditions that apply. Please visit <https://foreigninvestment.gov.au/>.

Your Local Council

For more information on Shire rates or council policies, please contact the City of Wanneroo.

Location: 23 Dundobar Road, Wanneroo WA 6065.

Telephone: (08) 9405 5000

Website: <https://www.wanneroo.wa.gov.au/>