

procedure of purchase

As you may appreciate, Accolade Estate, Rockbank has received a lot of interest that has created a very large database of buyers. To ensure a smooth launch we set out a procedure of purchase that is to be followed by all interested parties and it is as listed below:

1. On arrival speak to the Estate Manager, Andy Soetedja, to obtain a number and receive your place in the queue. Numbers will be given out on a first come first serve basis.
 - Once a number is secured, the holder is to stay onsite until the launch date and time, being 9am, Saturday 12th August 2017.
 - If the number holder/s is to leave the site, another external person (not another customer already in line) can hold their spot until they come back for a maximum period of 3 hours. If this is to occur, the security guard provided must be notified of who will be holding the place and for what period otherwise your place in the queue will be forfeited.
 - Customers are only allowed to buy one lot per place/number in the queue. If a customer is to buy more than one block then they will have to sign on the first chosen lot, go back to the queue and then purchase and sign on their next one lot.
 - Customers in the queue must be the customer signing on the contract. This is to ensure that the customer waiting in line is the actual purchaser. Please feel free to speak to the estate manager if you need further clarification.
2. On the day of launch customers must adhere to the following requirements and conditions of the contract:
 - Purchasers are to provide the estate manager, Andy Soetedja, with their full details to fill in the contract documentation including personal details and solicitor / conveyancer details so that all contract paperwork are organised for the day of launch.
 - All contracts are to be signed un-conditional.
 - All contracts must be signed in the names of the purchasers holding the number in the queue. And or nominees will not be allowed on the contracts unless prior approval from the vendor has been granted.
 - **Customers must pay the full 10% deposit upon signing.** In order to eliminate any complications on the day customers will be provided with the sales price prior to launch giving them enough time to decide on their favourite lot and the 10% amount needed to be paid upon signing. For example if a chosen lot is priced at \$260,000 and the second choice lot, (in case the first choice is already sold,) is priced at \$250,000 then we suggest a cheque for \$25,000 is organised and the balance of \$1000 can be paid via credit card on the day of launch/signing. **Cheques are to be written out to Red23 Trust Account. Full 10% on credit cards will not be allowed unless prior approval by the estate manager is obtained.**
3. Purchasers will be signing 4 contract copies on the day with copies being distributed as follows:
 - One for the purchaser to take on the day
 - One for the purchaser's conveyancer which will be posted out by Red23
 - One for Red23's contract department
 - One for the vendor's solicitor.

Any questions regarding the above procedure please don't hesitate to email the estate manager, Andy Soetedja, on andy@red23.com.au.