

How to Initiate Your Land Purchase

Sapphire Land Estate | Rouse Hill



All lots currently available for sale are registered blocks of land.

1. Select your preferred lot

Choose the lot that best suits your needs and lifestyle.

2. Confirm home design suitability

Ensure your chosen home design can be appropriately sited on your selected lot (including setbacks and relevant planning requirements).

3. Review home and land information

You may refer to our detailed House & Land (H&L) display to better understand home siting, façade presentation, and indicative pricing.

4. Familiarise yourself with the Sapphire Design Guidelines

These guidelines outline the vision for high-quality, cohesive streetscapes and help ensure Sapphire delivers a premium masterplanned community.

5. Prepare your finances and appoint a conveyancer

Please ensure your financial position is confirmed and that you have a conveyancer ready to act promptly, as Sapphire operates within strict contractual timeframes.

Holding Deposit and Contract Timeframes

To secure your lot, a \$2,000 holding deposit is required.

Once the Contract for Sale is issued electronically, the following timeframes apply:

- **Within 5 days:** Return the signed Contract for Sale
- **At exchange:** Pay the 10% deposit (less the \$2,000 holding deposit already paid)
- **Within 42 days of exchange:** Settle the remaining balance

Total timeframe: 49 days (7 weeks)

Your finance must be in place to meet these timeframes, and your conveyancer must act diligently to ensure all requirements are completed on time. As the purchaser, you are responsible for instructing your appointed parties to comply with these deadlines.

Important Note on Non-Compliance

Failure to meet the above timeframes will result in cancellation of your holding deposit. In this event, \$1,500 will be refunded.

Please note:

A \$500 legal fee applies to cover costs associated with issuing the Contract for Sale. This amount is retained to recover our legal and administrative expenses.

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Once your **Contract for Sale** has been executed and exchanged, your conveyancer will liaise with your lender to finalise your finance and complete the lending process.

Approximately **two weeks prior to settlement**, your **Sapphire Land Sales Professional** will contact you to confirm all requirements are progressing as planned and to ensure you remain on track to complete your purchase.

Upon settlement, you will become the registered owner of your selected lot.

Important conditions to note:

As part of your land purchase, please ensure you are aware of the following **requirements**:

1. Compliance with the **Sapphire Land Estate Design Guidelines** is required.
2. A **\$5,000 Building Bond** is payable at land settlement.
3. Construction of your home must commence **within 12 months** of land settlement.
4. Construction must be completed **within 24 months** of land settlement.
5. The **\$5,000 Building Bond** will be refunded to the landowner **within 20 business days** of receipt of the **Occupation Certificate (OC)**, subject to satisfaction of the applicable requirements.

Please refer to the **Design Guidelines**, **Sales Advice**, and **Contract for Sale** for full details. If you have any questions, your **Sapphire Land Sales Professional** will be happy to assist.