

Book to Buy

Macnamara Land Release

Key Dates and Process

KEY DATES

21 May 2024 – Registrations open for the Book to Buy sales process (click to see [Sales Documents](#)).

31 May 2024 – Registrations close at 5pm.

7 June 2024 – The Draw is conducted by Ginninderry, and results of this draw will be emailed to successful registrants by 5pm.

w/c 17 June 2024 – Block Selection Sessions start. This will be conducted by Ginninderry Sales Consultants at The Link - 1 McClymont Way, Strathnairn, ACT, 2615.

REGISTRATION

To participate in the Book to Buy sales process, you must complete and submit the Book to Buy Registration Form by 5pm, Friday 31 May 2024 at <https://ginninderry.com/ballot-registration/>. Please carefully review the details in the Ginninderry [Book to Buy Sales Conditions](#) to ensure your registration is completed correctly. Upon successfully submitting your completed registration form an automatic generated email will be sent to you confirming receipt. This email will provide you with your unique Ballot Registration Code to be used for the draw. If you do not receive this email after submitting registration you will need to contact Ginninderry directly. If upon receipt of your registration Ginninderry determine that there are grounds to reject your application to participate in the sales process in accordance with the [Book to Buy Sales Conditions](#), you will be notified accordingly and subsequently removed from participation in the Draw.

THE DRAW

Using the unique Ballot Registration Codes, a computer-generated program will be used to randomly assign Draw Numbers to the codes, providing a fair means to place all successful Applicants in priority order for the opportunity to secure a Block from Ginninderry as part of this sales process. Ginninderry will then email you to provide your Draw Number and ask you to confirm your willingness to continue to participate in the sales process and be eligible for a Block Selection Session. You are required to confirm your willingness to proceed before you will be contacted to confirm your Block Selection Session Time.

BLOCK SELECTION SESSION

All successful Applicants will be contacted for a Block Selection Session time in order of their Draw Number. The first Draw Number will have first priority for the selection at the Block Selection Session.

Selections will continue in order from the first Draw Number to last Draw number until all Blocks have been sold or there are no more Applicants wishing to purchase a Block.

During the Block Selection Session, you will be allocated 30 minutes to select your Block from those available. Once you have selected your Block you will be required to sign the First Grant Contract and pay 5% deposit on the Block you have selected. As per the Ginninderry [Book to Buy Sales Conditions](#) you will be required to provide Financial Evidence at your Block Selection Session that you possess the financial means to purchase your nominated Block.

If you are unable to attend your Block Selection Session in person, you can appoint an agent to attend and select a Block on your behalf. The agent will need to provide a signed [Appointment of Agent Form](#) and proof of identification for themselves and all Applicant/s at the Block Selection Session.

EXCHANGE AND SETTLEMENT

Exchange of the Contract will occur within 10 business days following selection of your Block and payment of the deposit. Following exchange your nominated solicitor (of, if you have not nominated a solicitor, you) will be provided with a copy of the exchanged contract.

Settlement is when you pay the remainder of the purchase price in return for ownership of the Block. Once you are notified of a settlement date, you will need to arrange to pay the remaining balance of your purchase price at settlement.



Suburban Land
Agency



Block Selection Session Checklist

Date: starts from Monday, 17 June 2024

Place: The Link – 1 McClymont Way, Strathnairn, ACT, 2615

IN PREPARATION

Please ensure that you bring the following to your Block Selection Session:

- ✓ All persons whose name/s will be on the First Grant Contract (e.g., your spouse or partner) are required to attend, unless an Agent has been appointed - see Appointment of Agent below;
- ✓ A list of your Block choices in order of preference, once your Draw Number has been called you will have 30 minutes to select a Block.
- ✓ A copy of your Block Selection Session confirmation email;
- ✓ Proof of identification and current address (e.g. driver license or passport and proof of current address such as a utility bill);
- ✓ Solicitor details;
- ✓ Financial Evidence as per the [Book to Buy Sales Conditions](#):
 - a letter from a broker indicating that you have loan pre-approval of a sufficient amount to purchase the Block;
 - a letter from a bank or financial institution indicating that you have loan pre-approval of a sufficient amount to purchase the Block; or
 - a statutory declaration by you in the form provided in the Sales Pack.
- ✓ Your deposit (being 5% of the Block price) in one of the following forms:
 - Bank or personal cheques made out to "Suburban Land Agency"; or
 - EFTPOS. Please confirm with your bank regarding your daily transaction limits and any pre-approvals required to exceed daily limit; or
 - Credit card.
 - Cash will not be accepted.

APPOINTMENT OF AGENT

If you are unable to attend the Block Selection Session and are using an Agent to select a Block on your behalf, your Agent will need to bring the following additional items to the Block Selection Session:

- ✓ Proof of your identification and current address (a photocopy is acceptable) and proof of identification for the Agent.
- ✓ An original completed [Appointment of Agent Form](#).

On Arrival:

- ✓ You will be required to check in with a Ginninderry representative to confirm that you have arrived for your Block Selection Session. Please arrive at least 10 minutes prior to the commencement of your Block Selection Session to ensure that you are checked in and ready for your Block selection. If you are late to your Block Selection Session or do not select a Block within the allocated timeframe, the Ginninderry Sales Consultant will proceed to the next Applicant, and you will go to the back of the queue for the whole ballot.