

Step 1 - 'Getting approval in principle'

Before you go shopping for your ideal block of land it's a good idea to have 'approval in principle' from a bank or financial institution. You will then know your borrowing capacity and can 'shop' accordingly.

Step 2 - Selecting a block

One of the great things about buying a block of land is that you can build a home to suit you and your family. It is much more logical to select your block of land before choosing house designs as land sites can be limited and house designs are many and varied.

If there is a block of interest- simply call or email the land sales office and a friendly staff member will place the block on hold for you for 5 days. In that time the block is exclusively held for you and cannot be purchased by anyone else. After that period a financial commitment of \$1,000 is required to secure the block or it will go back onto the market.

Phone: 02 6024 7377 or email: amanda@whiteboxrise.com.au

Step 3 - Purchasing a block

Once you have decided on a block you can secure the block by advising the land sales office and by paying a \$1,000 deposit.

The details required for your land contract are -

- Full legal names (including middle names) of purchaser/s
- Your current residential address
- Solicitor or Conveyancer you intend to use.
- Your settlement terms can either be 14, 30, 45 or 60 days from titles. If the land is already titled you can still choose the same time frames however 30 or 60 days is usually the norm.

Should you have a change of heart, the Vendor shall retain \$1,000 deposit paid for out of pocket expenses; eg. contract preparation fee, wages etc.

Step 4 - Contract Signing

Your land contract will be sent directly to your nominated solicitor or conveyancer – it may take approximately two weeks from the time you pay the \$1,000 deposit to the time contracts arrive.

You will be asked to go to your solicitor to sign the contracts, and at that point you may choose to pay the balance of deposit monies (5% Stage 23a/24a or 10% Stage 25 of the contract price minus the \$1,000 deposit already paid) by cheque to your solicitor and they will then send the document on to our solicitor to complete the purchase.

Cheques can be made out to –

'Keating Avery Solicitors Pty Ltd Law Practice Trust Account'

Otherwise you may choose to pay via direct deposit upon finance approval.

If so – contact **Keating Avery Solicitors 02 6056 5533** and they will email you their banking details and a reference code for the transaction. Keating Avery is located at 72 High Street Wodonga, should you wish to pay your initial deposit by credit card.

Step 5 - Contract Exchange

Your solicitor will arrange exchange of contracts on your behalf. Exchange can only take place however if the full deposit has been paid and the contracts have been returned to Keating Avery Solicitors.

Step 6 - Wait for settlement

Sit back and wait for settlement! Settlement is the day the block becomes yours.

A staff member from the land sales office will call to congratulate you once settlement has gone through.

Site Classification Explanations

Class	Expected Surface Movement (Ys)	Explanation
A	0mm	Includes many sand, gravel and rock sites with little/no clays. These sites have little/no expected movement and as a result zero moisture variation.
S	0 – 20mm	Slightly reactive sites which exhibit only small movements with moisture variation.
M	20 – 40mm	Moderately reactive sites exhibit moderate amounts of movement with moisture variation. These sites commonly include red/brown silty soils, some sandy clays and loamy soils.
H1	40 – 60mm	Highly reactive sites exhibit high amounts of movement with moisture variation.
H2	60 – 75mm	Highly reactive sites exhibit high amounts of movement with moisture variation.
E	>75mm	Extremely reactive sites which exhibit greater than 75mm of surface movement. Typically, these sites include deep reactive clays, such as black and dark brown soils. These sites typically demand quite expensive footing systems.
P		<p>Growth and/or removal of trees will cause abnormal moisture conditions in the subsurface soils.</p> <p>Unusually high moisture conditions caused by water flow, ponds, dams etc.</p> <p>Sites with loose fill which can be either “controlled” or “uncontrolled”. The P classification depends on the depth and type of fill.</p> <p>Sites with poor bearing capacity, soft soils, or soils which are prone to collapse.</p> <p>Sites prone to mine subsidence, land slip, piping or coastal erosion.</p> <p>Sites which for one reason or another cannot be classified as normal sites.</p>

The Site Classification must consider many aspects of the site, not just the reactivity of the soil. ‘P’ sites are those that include other factors that need to be brought to the attention of the owner, builder and footing designer. ‘P’ classification does not indicate a specific Ys value and is described as a “Problem” site.

Bushfire Attack Level (BAL)

When considering the cost of constructing a house on your land, the BAL level needs to be taken into account.

BAL – LOW

There is insufficient risk to warrant specific construction requirements.

BAL – 12.5

Ember attack.

BAL – 19

Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19kwm².

BAL – 29

Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29kwm².

BAL – 40

Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames.

BAL – FZ

Direct exposure to flames from fire front in addition to heat flux and ember attack.

The BAL takes into consideration a number of factors including the Fire Danger Index, the slope of the land, types of surrounding vegetation and its proximity to any building.