



## SLA OVER-THE-COUNTER SALES CONDITIONS PACKAGED LOTS

Buyers are recommended to obtain independent legal, financial, and accounting advice before signing the First Grant Contract.

### SALES PACK

1. SLA may, and reserves the right to, amend, update, or replace the documents contained in the Sales Pack.
2. You should, and acknowledge having had the opportunity to, make your own enquiries and undertake your own due diligence in respect of the accuracy and completeness of the information contained in, or referred to, in the Sales Pack and any other conditions associated with the sale of a Lot, prior to signing the First Grant Contract.

### CHOOSING A LOT

3. To purchase a Lot, you must:

#### **Step 1: Read the documentation provided and seek advice.**

Review the documents contained in the Sales Pack, including the First Grant Contract and Housing Development Guide, and seek advice regarding how you will finance your purchase of the Lot selected at the Lot Purchasing Appointment.

Please note, SLA cannot and does not represent nor guarantee that your preferred Lot, even if represented on SLA Website as being available, will be available for selection at your Lot Purchasing Appointment.

#### **Step 2: Book a Lot Purchasing Appointment**

Contact the SLA Sales Team between 9:00am and 5:00pm, Monday to Friday, on [landsales@act.gov.au](mailto:landsales@act.gov.au) to book a Lot Purchasing Appointment.

You may accept the first available appointment offered to you or you may choose a later appointment. The earlier your Lot Purchasing Appointment, the greater the chance your preferred Lot will be available.

You will not be able to purchase a Lot unless you have a Lot Purchasing Appointment. Your Lot Purchasing Appointment will be for a window of 20 minutes during which you can expect to receive a phone call appointment.

#### **Step 3: Attend your Lot Purchasing Appointment**

The SLA Sales Agent will attempt to call you no more than three (3) times within your allocated window.

Once a Lot or Lots have been selected, you must pay the Deposit (which is equivalent to 5% of the Lot(s) price) to SLA during your Lot Purchasing Appointment by electronic funds transfer EFT only.

Proof of payment must be emailed to SLA (in the form of either a payment receipt or screenshot of the completed payment made out to SLA) at the time of your Lot Purchasing Appointment.

4. Following completion of the steps contained in clause 3:
  - (a) SLA will issue a Holding Notice;
  - (b) a First Grant Contract will be issued to you / your legal representative; and
  - (c) you will have 14 calendar days from the date of the Lot Purchasing Appointment to sign and exchange the First Grant Contract.
5. You acknowledge:
  - (a) your Lot Purchasing Appointment will be for a period of no longer than 20 minutes. If you are late to your Lot Purchasing Appointment, you may have a shorter period of time to select a Lot and/or you may be asked to make another Lot Purchasing Appointment;
  - (b) your Lot selection at the Lot Purchasing Appointment will be managed by and at the absolute and unfettered discretion of SLA;
  - (c) you will proceed to purchase the Lot(s) that you place under Holding Notice at your Lot Purchasing Appointment(s);
  - (d) there is no agreement between you and SLA regarding the purchase of a Lot until the Deposit has been paid, the First Grant Contract has been signed by both parties, and the First Grant Contracts are exchanged; and
  - (e) SLA reserves the right to cancel or withdraw from the sale of any Lot at any time, even if there are Lots available for sale.

### FIRST GRANT CONTRACT

6. Following your Lot selection, the Appointed Legal



- (g) **First Grant Contract** means the First Grant Contract issued by the Appointed Legal Advisor for the Lot selected, substantially in the form of the Specimen First Grant Contract.
- (h) **Lot** means a packaged lot which is available for purchase from SLA, as notified by SLA from time to time.
- (i) **Sales Conditions** means this document and the terms or requirement stated in any other document contained in the Sales Pack.
- (j) **Sales Pack** means the documentation made available by SLA for the sale of the Lots, comprising the following:
- (i) the Sales Conditions; and
  - (ii) the Specimen First Grant Contract, any amendment, update, or replacement of the above documents.
- (k) **SLA** means the Suburban Land Agency ABN 27 105 505 367 of 480 Northbourne Avenue, Dickson ACT 2602. Further information can be found at: [www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)
- (l) **Specimen First Grant Contract** means the document titled 'OTC First Grant Contract for Packaged Lots – Land Ready' approved by SLA.
- (m) **Working Days** has the meaning given to it by the *Legislation Act 2001* (ACT).



**ACT**  
Government

**Suburban Land**  
Agency

## SLA OVER-THE-COUNTER SALES CONDITIONS PACKAGED AND MULTI-UNIT LOTS

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