

# How to Buy

## Land at The Gables



Congratulations on choosing The Gables!

Before making the final decision to buy, we suggest that you also speak with a home loan advisor to understand your options. They can guide you on your borrowing capacity, an estimate of home loan repayments, and the type of loan that best suits your individual needs.

### Step 1:

Visit The Gables Sales Centre and speak to one of our Land Sales Representatives about land available.

### Step 2:

Select a land lot.

### Step 3:

Pay a \$1,000 refundable administration fee for the land to The Gables Sales Representative. A land sale contract will be issued directly to your conveyancer/solicitor.

### Step 4:

Exchange the land sale contract with Celestino within 10 business days of issue of the land sale contract and pay 5% of the land sale price (the \$1,000 administration fee will be credited to this 5% deposit).

Payment can be made via credit card, cheque or electronic funds transfer (EFT).

### Step 5:

Settle on your block of land within 10 business days of being given notice that it has registered by paying the balance of the purchase price (i.e. 95% of the purchase price – you will have already paid a 5% deposit).

### Step 6:

Once all the relevant mortgage documents are signed, the land title will be transferred into your name.

**Sales Centre: 121 Old Pitt Town Road, Box Hill**  
**Celestino.net.au/TheGables Phone: 9188 5222**

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