

## After signing contract information.

### Congratulations on securing your homesite at Vertex, Yanchep.

LWP has put together the following information to help make your purchasing experience a smooth and enjoyable one. Please read through the information below and should you have any questions, please contact your sales representative on 9590 0000.

#### Signing your building contract

It is important at this time to keep all of your paperwork together.

When you enter into a contract with a builder, please ensure you provide a copy of your contract to your builder. This will ensure that the builder is aware of all design guidelines and covenants related to your homesite.

#### Settlement Agent

You will need to nominate a settlement representative at the earliest opportunity either at or shortly after signing your contract. Your settlement agent will be responsible for preparation of the transfer of land documentation and lodgement of your contract for stamp duty assessment.

#### Finance Approval & Settlement

It is important to know when your formal (unconditional) finance approval is due to LWP. This due date will be on your Offer & Acceptance Contract and a copy of your formal approval letter from your lender will be required to be sent to LWP by this due date.

Settlement will be no later than a) within 21 days from unconditional finance approval, or b) within 14 days of issue of title.

For any questions please contact our Contracts Administration team on

Telephone: (08) 9297 9900

Email: [contracts@lwpproperty.com.au](mailto:contracts@lwpproperty.com.au)

#### First Home Owner

If you are an eligible first home owner, you will need to fill out the relevant documentation. Your bank or broker may be able to assist you, alternatively documentation can be found at [osr.wa.gov.au](http://osr.wa.gov.au), or [firsthome.gov.au](http://firsthome.gov.au)

We recommend that all relevant information and approvals be passed on to your settlement agent/financial institution at the earliest opportunity.

For further information, you can contact the Office of State Revenue  
Plaza Level, Mt Newman House  
200 St Georges Terrace Perth WA 6000  
Email: [firsthomegrant@dtf.wa.gov.au](mailto:firsthomegrant@dtf.wa.gov.au)  
Telephone: 1300 363 211

#### Building Design Guidelines

There are design guidelines to provide harmony to the streetscape and encourage a high quality construction design being maintained. It is particularly important that the builders receive a copy of the design guidelines and building covenants so that they can ensure your home design fits within these guidelines.

Annexure C of your contract must be completed by your builder and approved by LWP Property Group, along with your building plans, prior to your building plans being submitted to the City of Wanneroo for approval.

Building plans and Annexure C should be submitted to:

Building Coordinator  
LWP Property Group Pty Ltd  
34 Main Street, Ellenbrook WA 6069  
Telephone: (08) 9297 9900  
Fax: (08) 9296 9012  
Email: [myhouse@lwpproperty.com.au](mailto:myhouse@lwpproperty.com.au)

Once approved by LWP Property Group a copy of the approved plans will need to go to the City of Wanneroo for its approval.

Postal Address:  
City of Wanneroo  
Locked Bag 1, Wanneroo WA 6946

#### Arranging your fencing and landscaping

As part of your purchase at Vertex, you will receive a premium front yard landscaping package and side and rear fencing. Six weeks prior to completion of your home, you will need to contact LWP Property Group on 9297 9900 to arrange this.

#### Council Bins

You will need to contact your local council to arrange your rubbish bin prior to moving into your home.

Please contact the City of Wanneroo on 9405 5000, Monday to Friday, 8:30am - 5:00pm