



## A FUTURE KOGARAH LANDMARK IN THE CENTRE OF THIS COSMOPOLITAN HUB

### How to purchase

The team at Addisons Advisory Group are excited to present you with the opportunity to purchase your new luxury apartment in this exciting cosmopolitan hub. For your reference, we have included a brief outline of the purchase process.

#### **Holding deposit to reserve your selected apartment**

Upon selecting your chosen apartment, you are welcome to exclusively reserve your apartment by paying an initial holding deposit of \$2,000. Once we have received the initial deposit, we will issue you with a trust account receipt and, the property is then held exclusively in your favour for a period of 14 days – during this timeframe your solicitor will be provided with a copy of the full contract and they can begin reviewing it on your behalf.

Payment of the holding deposit can be made to the payment details found below. Please note, should you decide to not move forward with the purchase of the property the initial holding deposit is fully refundable.

Addisons Advisory Group Pty Ltd Sales Trust Account:

Bank: CBA  
BSB: 062 212  
Acct: 1059 6470  
Reference: Monument [Apartment Number]

#### **Purchasers & solicitor's details**

As a part of the purchase process, we will require a copy of ID for any purchaser whose name is on the contract. We will also request contact details of your preferred solicitor. Don't worry if you don't have a preferred solicitor, we can provide you with an independent "Panel of Solicitors" information sheet.

#### **Contract sent to your solicitor**

Following on from the abovementioned points, we will organise for a contract of sale to be forwarded to your nominated solicitor for review. Your solicitor will normally request any contract amendments in preparation for exchanging the contracts within the 14 day timeframe. At this the point, the balance of the deposit (less your \$2,000 holding deposit) is payable.

We will continue to liaise with your solicitor and yourself throughout this process and remain available to assist as required.

**Contracts exchanged**

Once your solicitor is satisfied with the contract, you will then sign the contract and they will be returned to the vendors solicitor in preparation of exchange. The contract generally becomes unconditional at this point. The balance of the initial deposit (generally either 5% or 10%) is payable at this point.

**Regular updates until settlement**

Following the exchange of your contract, you will begin to receive regular updates regarding the progress of the development. These regular updates will continue until all the way up until the time of settlement, with settlement proposed around early 2023. The friendly team at Addisons remain on hand throughout this period to guide you through the process and also assist at settlement and beyond.

Please note that the above summary has been provided as a guidance only and does not constitute legal advice. The summary is intended to assist potential purchaser understand the general process and timeframes involved. As previously mentioned, we remain available throughout the process to answer any questions and assist in any way possible.

**We look forward to welcoming you to your new home or investment.**