



# BUYING OFF THE PLAN

BUYING AN APARTMENT OFF THE PLAN CAN BE A BIG DECISION. THE MIRVAC TEAM IS HERE TO HELP GUIDE YOU THROUGH THE PROCESS FROM CONTRACT SIGNING, TO SETTLEMENT AND ANY QUESTIONS THAT MIGHT ARISE AFTER SETTLEMENT OF YOUR NEW APARTMENT.

# THE BENEFITS OF BUYING OFF THE PLAN

## 1 TIME

Buying an off the plan apartment will generally involve an extended settlement period. This gives buyers the advantage of having more time to get their financial affairs in order before settlement takes place.

Selling an existing property can be stressful but having this additional time to coordinate the sale of your home and to plan for your move can help reduce stress considerably.

Off the plan sale contracts will generally provide that settlement will occur shortly after the Strata Plan is registered, titles have been issued and the building has been completed by the builder. At Mirvac, the Settlement Team will be in regular contact with you as to when you can expect settlement, so it does not come as any surprise.

Buying off the plan gives buyers the opportunity to secure an apartment at today's market price with settlement at a later date. The time period between signing a contract and settlement can potentially lead to a capital gain on your apartment by the time of settlement, depending on a range of market factors. As with any investment, relevant external factors need to be taken into consideration and advice should be sought from your licensed financial planner, accountant or lawyer.

“At Mirvac, we endeavour to keep all of our customers informed about their property's progress.”

## 2 GREATER CHOICE

Early buyers will have a greater selection of what's available in a development, enjoying the opportunity to purchase an apartment that meets their criteria in terms of position, aspect and floor plan.

Buying an apartment prior to construction allows the opportunity for a buyer to choose preferred colour schemes and options. This allows you to individualise your apartment so it's more reflective of your personality and tastes. Buying off the plan is a great way to make an apartment your home.

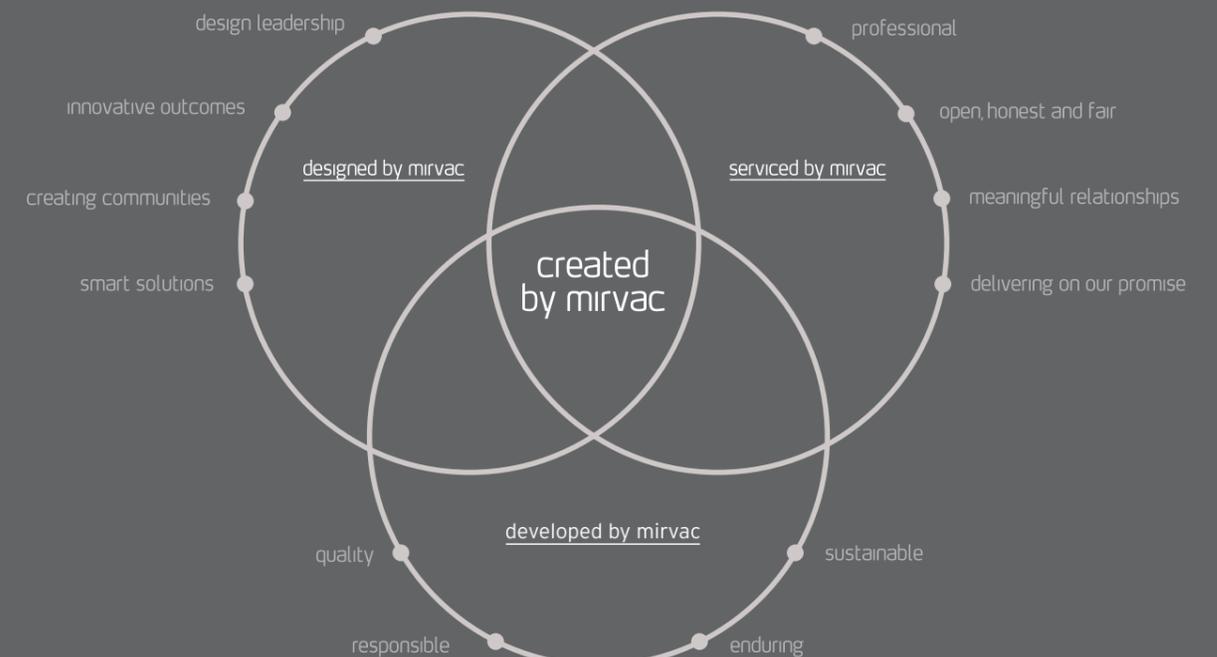
## 3 AFTER SALES SERVICE, BY MIRVAC

At Mirvac, we keep all of our customers informed about the progress of their apartment.

Throughout construction, Mirvac will keep you updated regularly.

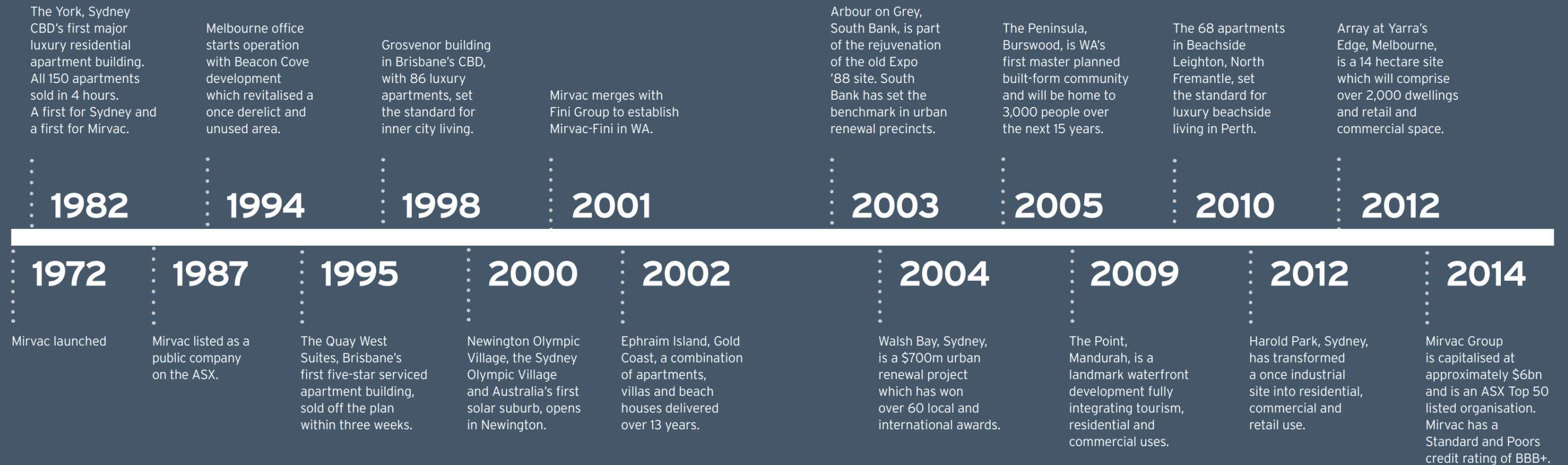
Once your apartment is completed, the Settlement Team will invite you to a pre-settlement inspection. At this appointment, you will be taken through your new apartment to check that the quality, finishes and inclusions are as expected. Mirvac also offers purchasers a three month defect warranty period to ensure that any minor issues identified are rectified in a timely and professional manner. Mirvac's Settlement Team can help guide you through the process.

MIRVAC IS COMMITTED TO PROVIDING THE HIGHEST LEVELS OF SERVICE THROUGH ALL STAGES OF YOUR PROPERTY PURCHASE.



# MIRVAC CORPORATE TIMELINE

And Delivery of Projects



# WHAT TO EXPECT

## STEP 1: SIGNING YOUR CONTRACT

Once you have chosen your apartment with a Sales Consultant, a sale contract will be prepared and signed by you and Mirvac. The contract will then be forwarded to your settlement agent or you (if self-acting) and Mirvac's Settlement Agent. Shortly after signing the contract, the deposit will be payable.

## STEP 2: COLOUR SELECTIONS AND BUYER UPGRADE OPTIONS

Depending on the progress of construction, you may be able to select colour schemes and upgrade options. This will happen at the time of signing the contract. Your Sales Consultant will assist you in completing the necessary documentation.

## STEP 3: CONSTRUCTION OF YOUR PROPERTY & SETTLEMENT

During the construction period, you will be updated on key dates and any other relevant information with regard to the progress of your apartment.

Prior to the completion of your new apartment, Mirvac will send you information to assist in the lead up to settlement. This will include details relating to your pre-settlement inspection, a moving in guide, brochures, fact sheets and other information to make your settlement as seamless as possible.

## STEP 4: AFTER SETTLEMENT

After settlement, Mirvac's Settlement Team will assist you with any questions you may have. Your purchase has the benefit of a three month defect warranty period which gives you, our buyer, peace of mind.



Disclaimer: While all reasonable care has been taken in the preparation of this brochure, the information contained herein is believed, but neither guaranteed nor warranted, to be correct. It is strongly advised that prospective purchasers obtain independent expert advice before entering into a contract for sale with Mirvac Limited or its associated entities. Prospective purchasers must rely on their own enquires in relation to all matters in this brochure. Produced November 2015. V1.

# RECENT MIRVAC WA PROJECTS



## THE PENINSULA

Burswood, Perth

The Peninsula is a multi-award winning master planned community which is setting a new benchmark for Western Australia.

The \$700 million redevelopment along the Swan River comprises a range of apartments, terraces and courtyard homes, situated around a central park and plaza. Around 1,200 dwellings will be developed upon completion. The community is located 4km from Perth CBD with easy access to sporting, shopping and entertainment facilities and public transport.



## BEACHSIDE LEIGHTON

North Fremantle, Perth

Beachside Leighton is a \$450 million project overlooking the Indian Ocean.

The project offers a diverse range of premium dwellings which include contemporary three-level beachside residences, two and three bedroom apartments, as well as Penthouses. Beachside Leighton is a vibrant mixed use urban transit development that reflects design excellence with a contemporary coastal aesthetic.



## THE POINT

Mandurah

The Point is a fully integrated tourism, residential and commercial landmark waterfront development, located on the iconic site of the former Peninsula Hotel Mandurah.

This unique site fronts Mandjar Bay and Mandurah Estuary and boasts spectacular 360 degree views of the ocean, estuary, City of Mandurah and surrounding areas. The Point consists of 134 apartments, café/kiosk, 46 hotel suites, 30 twin key service apartments, a bar and brassiere and retail unit.



## SWANBOURNE

Swanbourne, Perth

The Swanbourne project has been high profile in the community with the intention to incorporate elements of leading edge design and sustainability.

The overall aim of the built form development at Swanbourne is to demonstrate planning and design excellence across a range of densities and built form typologies that achieves a significant level of environmental performance, construction and material innovation and social design excellence that responds to emerging demographics.



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