SOMERLEY

HOW TO BUY GUIDE

Get ready

Follow this simple guide to successfully register and secure your preferred land lot. Those on the database will receive a 'coming soon' email with details about when the registration period opens and a link to the release page.

Step 1 | Register to purchase

- A reminder email with a link to the Land Release page will be sent 15 minutes before registrations open, including all details and instructions.
- Registrations will be open from 9:00am to 10:00am on release day.
- Registrations will be processed in the order they are received.

Note: Registrations received before 9:00am, after 10:00am, or not submitted via the online form will not be considered.

Step 2 | We contact you

- Soon after the registration period closes, our sales team will contact all registered clients in the order of received submissions to reserve your preferred lot.

Note: If you miss our call, we will endeavor to contact you again later the same day.

Step 3 | Securing your lot

- Your preferred lot is secured with an initial $1,000 deposit
- The land contract signing will take place within 2 days and upon confirmation of your AML check within this time. The balance of the deposit is due on signing the contract, payable by electronic funds transfer (EFT).

Note: We recommend that your solicitor reviews the contract, and you read the Due Diligence Checklist for Homebuyers (Consumer Affairs Victoria) prior to signing your contract.

Conditions

- If multiple people register for the same purchase (such as a couple purchasing together) only one registration will be counted
- Maximum one lot per person per release

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TIPS FOR SUCCESS

Register early

Act promptly when registration opens to boost your chances.

Check your emails regularly

Stay informed about communications from our team. If you have unsubscribed from Somerley marketing email communications in the past you will be required to opt back into receiving these.

Review contracts early

Request the contracts from the sales consultants before registration day so you have time to review them with your solicitor ahead of time.

Have your finances ready

Ensure you're prepared with the necessary funds, including a deposit, to secure your purchase without delays.

AML/CFT Check

From 1 July 2026, property developers are now required to apply consistent Anti-Money Laundering and Counter-Terrorism Financing checks on all purchasers. Correct documentation and details about the person, and if applicable company ownership and purchaser entity must be supplied before the transaction can proceed in accordance with AML/CTF Laws.

By following these steps, you'll be well-prepared to participate in a Somerley land release.

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