

10 Steps to Prepare for your Land Purchase



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Welcome to Lilywood Landings!

This guide provides an overview of the 10 essential steps to prepare for purchasing land in our brand new community.

Whether you're a homeowner or a first-time buyer, we will walk you through the process and equip you with the knowledge and tools needed to navigate the journey of acquiring your dream property at Lilywood Landings.



*Outline indicative only

1 **What is your Budget?**

Speak to your bank or finance broker to establish how much you can afford for your house and land.

To help you understand your budget use the calculator for property buyers below. Please note this will only be a general guide and you need to speak to a professional broker to get the true amount.

[Click here to view a calculator for property buyers](#)

2 **How Much Can You Borrow?**

How much will a bank lend you to buy land and build a home?
An Off-the-Plan Finance Broker can help with this.

The calculators can also help you with this.

[Click here to view a calculator for property buyers](#)

3 **Find an Off-the-Plan Finance Broker**

An Off-the-Plan Finance Broker specialises in two-part loans for buying land then building a home on that land.

The Lilywood Landings team can recommend an experienced Off-the-Plan broker for you.



4

What Incentives Can Help You?

First Home Owner Grant

\$30,000 for contracts signed between 20 November 2023 and 30 June 2025 (both dates inclusive). After 30 June 2025, the grant amount will revert to \$15,000.

[Click here to learn more](#)

First Home Vacant Land Concession (Stamp Duty)

For the first home vacant land concession—for eligible transactions entered into on or after 1 May 2025—a full transfer duty concession is available for first home buyers. There is no cap on the value of the vacant land.

[Click here to learn more](#)

First Home Concession (Stamp Duty)

For the first home (new home) concession—for eligible transactions entered into on or after 1 May 2025—a full transfer duty concession is available. There is no cap on the purchase price (value) of the new home for first home buyers.

[Click here to learn more](#)

Help to Buy Scheme (may be available in 2025)

Under this scheme, the Australian Government will provide a 40% equity contribution to eligible buyers for new homes.

[Click here to learn more](#)



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5 Obtain Your Pre-Approval

Now that you know what you can borrow, you need a pre-approval.

You will need to provide the pre-approval from your broker or bank when submitting your Expression of Interest Form (EOI) to purchase your land.

6 Find Your Conveyancing Solicitor

Identify a solicitor that you will use to oversee the contract (convey) to purchase your land.

We can recommend a solicitor if you do not have one.

7 Organise Your Deposit

To purchase your land, you will need a total deposit of 5% of the price of your land.

You will need an initial deposit of \$2000 to secure your EOI.

8 Find Your Land

Explore our Interactive Masterplan to view available lots, pricing, and House & Land Packages.

[Click here for land availability](#)

9 Find Your Builder

The Lilywood Landings Display Village Builders have beautiful homes for you to choose to build.

[Click here to view the Display Village webpage](#)

10 Get Your Home Design Approved

Your house plans will need to be approved by the Lilywood Landings Design Review Committee – send plans to drc@lilywoodlandings.com.au

Once approved your builder can then start the process to build your home.

[Click here to view the Design Guidelines](#)



Checklist

10 Steps to Prepare for your Land Purchase

- ☐ 1. Create Your Budget
- ☐ 2. Find Out How Much You Can Borrow
- ☐ 3. Find an Off-the-Plan Finance Broker
- ☐ 4. Research and Apply for Incentives
- ☐ 5. Obtain Your Pre-Approval
- ☐ 6. Find Your Conveyancing Solicitor
- ☐ 7. Organise Your Deposit
- ☐ 8. Find Your Land
- ☐ 9. Find Your Builder
- ☐ 10. Get Your Home Design Approved Ready to Build



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