



WOOLLOOWARE BAY

Our Bay comes to life.

A guide to buying your first home



*There's nothing
quite like it.*

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Welcome to your fabulous
Woollooware Bay home at
Foreshore Blvd, Woollooware Bay.

On your doorstep, kilometres of coastline form your playground and home. From Sharks Stadium and a rejuvenated Sharks Club to renowned surf beaches and Cronulla's lively café culture, Woollooware Bay's spectacular surrounds offer that perfect mix of urban convenience and coastal pleasures.

Live, Shop and Play on *The Bay.*

Woollooware Bay offers an urban lifestyle in a laid back coastal setting. For residents of the latest off-the-plan release Bayview, an immersive shopping, dining and entertainment experience is only a short lift ride away.

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Bay Central

offers an all inclusive, convenient shopping experience. Grab a quick snack or feast with friends on weekdays or weekends, with the Bay Dining precinct hosting a tempting array of indoor and alfresco options.



Waterfront dining



Meet for drinks at the new Club

An established,
welcoming
community.

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Space to meet & entertain

Woollooware Bay is a community with a spirit and sense of belonging like no other. The vision for Woollooware Bay was to be an interpretation of the traditional suburban cul-de-sac; a place where neighbours would gather, laugh, celebrate and help one another.



Four pools. Indoor spa and gym

*Catch a movie with friends at
the Rooftop Cinema*



What Tim *loves about* Woollooware Bay.

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Meet Tim

“After moving here with Mum & Dad, it was a really nice surprise – a change of scenery, culture and people.

A real community has been created here which offers something for all ages. This is why it gave me the confidence to purchase a one bedroom apartment off the plan.”

-Woollooware Bay resident and first home buyer

The Beach Lifestyle

“You can’t beat beachside living – being able to jump on a path right outside your door and jog right down to the beach past so much fantastic scenery is unbelievable.”



The Pool

“Laps indoors or chill out in the outdoor pool in Summer – they have catered for year round enjoyment.”



The Gym & Fitness Facilities

“Fitness is important in my life, so it’s great I don’t need to pay extra for gym membership, everything I need is here.”



The People

“It’s like a real neighbourhood – a mix of young and old and everyone gets along.”



Know The Process

1. Know what is *important to you.*

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There's an endless choice of properties on the market at the moment so it's important to think about your lifestyle now and the lifestyle you desire in the future before starting your property hunt. Set aside some time to list the features of a home that is important to you to narrow down your search. Be as specific as you can. Are you single, a young professional couple or a growing family? This will impact the type of home you are looking for and the local amenities that will be useful to you.

If health and fitness are important priorities you may consider homes with high quality kitchens, located near parks or with its own gym. Young families may favour that extra bedroom and look at the proximity of the property to child-care, schools, shops and playgrounds.



Woollooware Bay features resort style amenity including infinity swimming pool, gym, waterfront dining & the new Cronulla Sharks Leagues Club

2. Know your *budget?*

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Your bank or lending institution should be able to determine how much you are able to borrow based on your annual income and deposit amount.

Working towards a 10% or 20% deposit will save you money over time. Shop around for a home loan that best suits you. Whether you are better off with a fixed or variable rate home loan depends on your lifestyle, with small variations in interest rates able to make a big difference in your monthly repayments. So do your homework!

Many small and independent banks offer excellent home loans with lower fees and useful features. Websites such as finder.com.au and ratecity.com.au are a great tool for comparing features, fees and loans.



At Woollooware Bay there is a selection of first home buyer stock which can be purchased with as little as 5% deposit. Speak with a member of the sales team to find out more!

3. Know your *stuff*

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Securing your property all begins with research. This might include visiting a display suite or open home inspections. Websites such as domain.com.au and realestate.com.au are also a great way to search the available properties in and around your desired neighbourhood.

Once you've made your shortlist of properties, weigh up the pros and cons to help narrow down your list. Research prices for similar properties in the area, talk to the locals, visit the area at different times to get a better feel for the local atmosphere.

Off-the-plan homes are brand new, so they save you the time, cost and hassle of arranging for a building inspection for structural damages as you would on existing properties.

Or, if you are looking to move into an established property you may visit an open for inspection or 'Open Home'. At the open home the selling agent will talk you through the next steps to purchase your home

For off-the-plan apartments, securing your property is based upon visiting a display suite, completing the sales advice form with the sales agent and paying an initial holding deposit. This will remove your property from the market for 5 business days.

Step two is to exchange contracts and pay the deposit amount - usually required within 10-14 days after exchange. The final amount is required for payment upon settlement. If you'd like to learn more about the current off-the-plan or completed homes available at Woollooware Bay, make an appointment.

4. Exchange your *contract*

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The process of exchanging a contract can sometimes be quite an intimidating period of your first home buying journey, however it is actually a seamless process.

You will need to complete legal paperwork when purchasing your first home and a Solicitor will assist with the legal processes and act on behalf of you, so choose carefully and compare the different services and solicitor fees.

The major step in the purchase of buying a home is the exchange of the written contract between yourself and the seller. Ask the real estate agent for a copy of the contract and have your solicitor review everything before you sign anything.



5. Move On *In*

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After all your hard work and the completion of the new apartment development it's time to move in!

If you've bought an off-the-plan property, you'll be contacted for a pre-settlement inspection and notified of the settlement once:

- The building is completed,
- A Certificate of Occupancy is issued, and
- The titles are registered.

Then the key to your brand new property is all yours!

Know What Incentives Are Applicable for You!

There is a range of ways to receive assistance in achieving your first home goal.
These include:

1. The First Home Owner Grant of \$10,000
2. Exemptions on Stamp Duty Up to \$1,000,000 For First Home Buyers
3. The First Home Buyer Super Saver Assistance Scheme &
4. The New First Home Loan Deposit Scheme (New Homes Guarantee)

Many of these incentives are available at Woollooware Bay!



First Home Owner Grants & Stamp Duty Exemptions

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In NSW, the First Home Owner Grant (New Homes) (FHOG) scheme is designed to assist eligible first homeowners to purchase their first new home with a \$10,000 grant.

The grant is available to buyers of new properties worth up to \$600,000, while stamp duty is waived for all new and existing homes valued up to \$800,000 with further incentives on properties valued from \$800,000 - \$1,000,000



See Next Page To Discover
How Much you may save on Stamp
Duty at Woollooware Bay

Stamp Duty Savings For First Home Buyers in NSW

Under the NSW Governments COVID-19 recovery plan Stamp Duty has been eliminated on newly-built homes below \$800,000 with further exemptions available up to \$1million.

The stamp duty savings apply to newly built homes and vacant land and will last for 12-months from 1st August 2020. Outlined below is the applicable savings available for First Home Buyers in NSW that are looking to purchase a newly built home in 2020-2021.

PRICE	STAMP DUTY	FHB PAYABLE	FHB SAVING
\$550,000	\$20,085	\$0	\$20,085
\$575,000	\$21,210	\$0	\$21,210
\$600,000	\$22,335	\$0	\$22,335
\$625,000	\$23,460	\$0	\$23,460
\$650,000	\$24,585	\$0	\$24,585
\$675,000	\$25,710	\$0	\$25,710
\$700,000	\$26,835	\$0	\$26,835
\$725,000	\$27,960	\$0	\$27,960
\$750,000	\$29,085	\$0	\$29,085
\$775,000	\$30,210	\$0	\$30,210
\$800,000	\$31,335	\$0	\$31,335
\$825,000	\$32,460	\$5,042	\$27,418
\$850,000	\$33,585	\$10,084	\$23,501
\$875,000	\$34,710	\$15,126	\$19,584
\$900,000	\$35,835	\$20,168	\$15,668
\$925,000	\$36,960	\$25,209	\$11,751
\$950,000	\$38,085	\$30,251	\$7,834
\$975,000	\$39,210	\$35,293	\$3,917
\$1,000,000	\$40,335	\$40,335	\$0

^^ Buyers may be eligible to receive from the NSW State government a stamp duty concession. Not an Aoyuan International Promotion. Eligibility and date restrictions apply. Visit <https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/transfer-duty> for further information



The First Home Buyer *Super Saver Assistance Scheme*

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If you are a First Home Buyer you can use part of your super to help purchase your first home. The Australian Taxation Office (ATO) will release up to \$30,000 plus the associated earnings from voluntary after-tax contributions or salary sacrifice payments.

This is known as the First Home Super Saver Scheme (FHSSS) and more information is available at www.ato.gov.au/individuals/super



The First Home Buyer *Incentives & Schemes*

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As both the State & Federal Government work towards improving the economy and recovering from the impact of COVID-19 a number of home buying incentives have been implemented, or reintroduce.

The latest incentive implemented by the Federal Government is the First Home Loan Deposit Scheme – ‘New Homes Guarantee’.

The First Home Loan Deposit Scheme ‘New homes Guarantee’ scheme is an initiative developed to support eligible first home buyers to purchase a home sooner.

The scheme allows first home buyers to purchase a home on 5% deposit, with the Government guaranteeing a 15% top up.

In order to be eligible for the New Homes Guarantee you must meet individual criteria and the property must not be more than \$950,000 in NSW.

For further information and eligible criteria visit:

www.nhfc.gov.au/what-we-do/fhlds/new-home-guarantee/

Did you know that there is also
FIRST HOME BUYER specific apartments
at Woollooware Bay that allow you
to deposit on 5%!
Speak to the Sales Team to learn more!

Contact Our Team Today

TO ORGANISE YOUR INSPECTION OF
OUR DISPLAY APARTMENT



highland
project marketing

Colliers
INTERNATIONAL

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