

## **Ellenbrook Sales Office Online Registration and Purchasing Process**

**Due to the unique nature of the sale of the transportable sales office, the sale will be conducted by a Purchase Registration Process, which ensures every prospective buyer has a fair opportunity and acknowledges the special conditions of the purchase.**

The Purchase Registration Process will be conducted entirely online and requires anyone who wishes to purchase and relocate the sales office, to lodge an online registration form identifying their details, nominated purchase price and acceptance of the sale conditions.

Registrations will be assessed and ranked, and the successful registrant shall be offered the opportunity to enter into a formal agreement to purchase. This process is further explained below.

### **Online Registration Forms**

Anyone wishing to register for the purchase of the Ellenbrook Land Sales Office will be required to lodge an online Purchase Registration Form.

The Purchase Registration Form will only be available from **9am (AWST) Tuesday 23 April 2024 until 9am (AWST) Tuesday 23 May 2024**.

From **9am (AWST) Tuesday, 23 April 2024** the Purchase Registration Form will be “live” and available via the **Registration link** on the website.

Registrations will close at **9am (AWST) Thursday, 23 May 2024** and all Purchase Registration Forms must be lodged by this date/time. Satterley reserves the right to extend or end the registrations of interest period without notice. It is expected this timeframe will allow potential purchasers to investigate the costs and schedule of works associated with the purchase and removal of the sales office.

In order to register, the following information must be provided:

1. Purchaser's details
2. Finance terms (acknowledgement of cash only purchase)
3. Offer price
4. Agreement to Special Conditions of Purchase
5. Anticipated timeframe for removal

Potential purchasers are encouraged to carry out due diligence regarding the requirements and costs associated with the removal and relocation of the building prior to submitting a registration.

All fields in the Purchase Registration Form are mandatory and incomplete forms may not be accepted.

Once the Purchase Registration Form has been lodged, you will receive a confirmation message on the online enquiry form. Please note confirmation of registration lodgement only confirms the receipt of the online registration and not the purchase of the building.

### **Ranking of Registrations**

All online registrations will be ranked in the following manner:

1. Offered purchase price (\$0 purchase price will be considered if all conditions are agreed to).
2. Timeframe for removal.
3. Time of submission (the earlier the registration the higher the preference).

The online registration process provides a date/time stamp upon receipt of the Purchase Registration Form. This provides a transparent basis for the registration process.

Registrants will not be provided the opportunity to increase their offer after the registration period closes, so registrants are encouraged to submit their best offer.

### **Offer to Purchase Sales Office**

Successful registrants may be invited to enter into a formal contract to purchase the building within 1 week of the close of Registration (**9am (AWST) Thursday, 23 May 2024**), including required payment of a **\$5,000 deposit within 3 days** of signing the agreement. If the deposit exceeds the sale price of the building, the deposit will be refunded upon successful completion of the removal process.

In the event that an applicant declines to enter into an agreement to purchase the building then the next ranked registrants would be invited to enter an agreement.

### **Special Conditions of Purchase**

1. Purchaser is responsible for the removal of the building from site.
2. Purchaser is responsible for all costs associated with the removal of the building from site.
3. Purchaser is responsible for the disconnection of all services, to be carried out by licensed contractors.
4. Purchaser is responsible for any and all approvals regarding the relocation.
5. Purchaser is responsible for the transport of the building off site including all necessary approvals and traffic management.
6. All portions of the building must be removed including surrounding deck.
7. Removal of the building shall be completed within 5 months of entering into agreement.
8. Purchaser acknowledges the building will be void of furniture however signage will remain.
9. Satterley Property Group accept no responsibility for any damage that occurs to the building during the decommissioning.
10. Purchaser shall carry out their own due diligence regarding relocation and condition of the structure prior to signing the agreement.