



# MCCLOY COMMUNITIES



RESIDENTIAL  
COMMUNITIES  
Masterplanned for Living

# WELCOME TO MCCLOY COMMUNITIES

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Spanning over five decades of experience, McCloy Group has established a strong presence through the Hunter, New England and Northern Rivers regions and we are proud to be associated with some of the most popular residential communities in New South Wales.

Our mission is to achieve excellence through quality and innovation. That uncompromising quality is what makes our award-winning communities stand apart from the rest. We place a strong emphasis on creating exceptional living environment through vibrant public art, aesthetically serene streetscapes, lively children's playgrounds, cycleways and landscaped parklands.





We want to ensure McCloy Communities are more than just somewhere to build, so each community is individually masterplanned to enhance public open space and the enjoyment of those who live there.

JEFF MCCLOY | CHAIRMAN



# BRUSH CREEK

Transfield Ave, Edgeworth | [brushcreek.com.au](http://brushcreek.com.au)



HEREFORD HILL  
• LOCHINVAR •

# HEREFORD HILL

New England Highway, Lochinvar | [hereford-hill.com.au](http://hereford-hill.com.au)



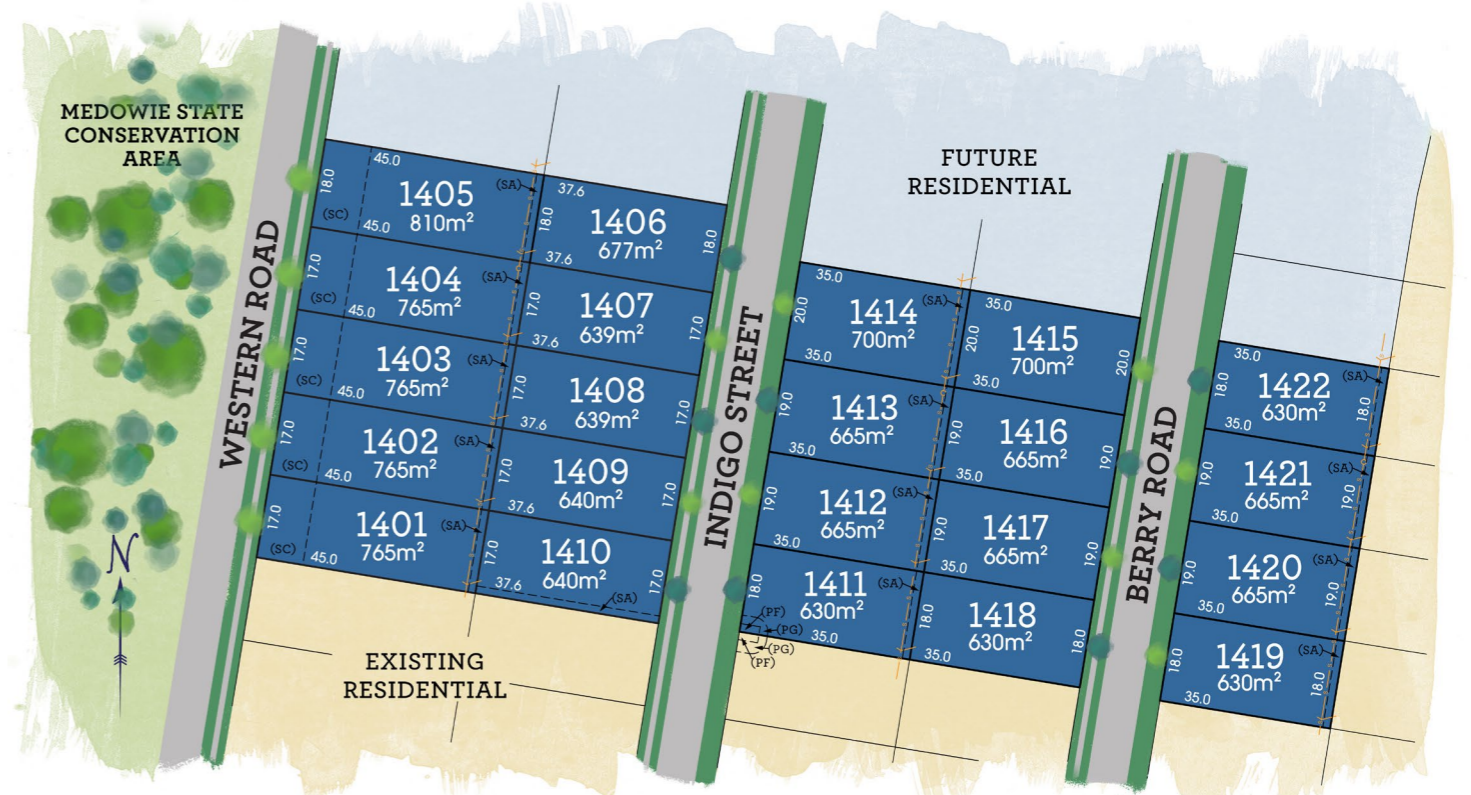
# IRONBARK RIDGE

Ironbark Rd, Muswellbrook | [ironbarkliving.com.au](http://ironbarkliving.com.au)



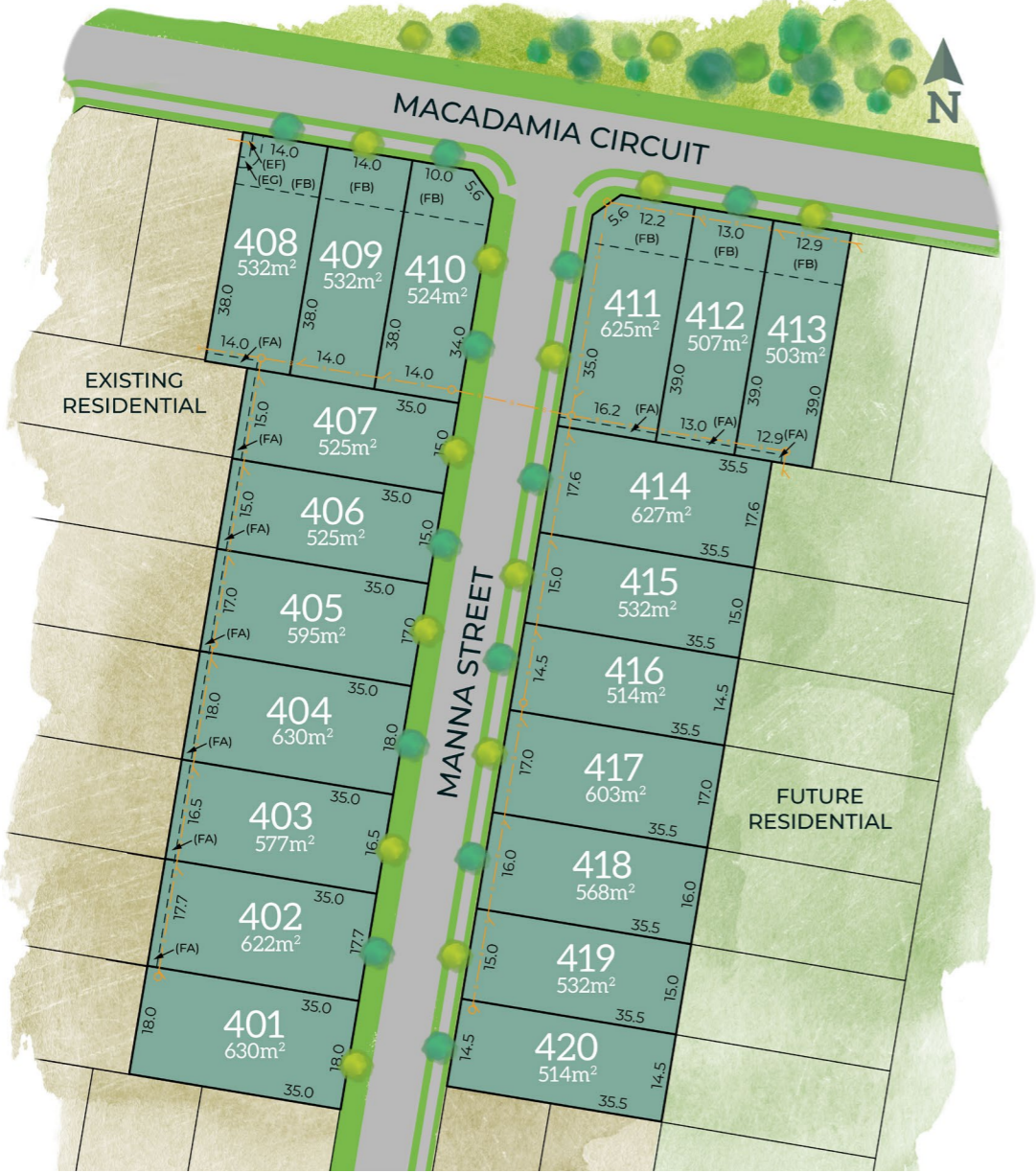
# THE BOWER

Boundary Road, Medowie | [thebowermedowie.com.au](http://thebowermedowie.com.au)



# THE GARDENS

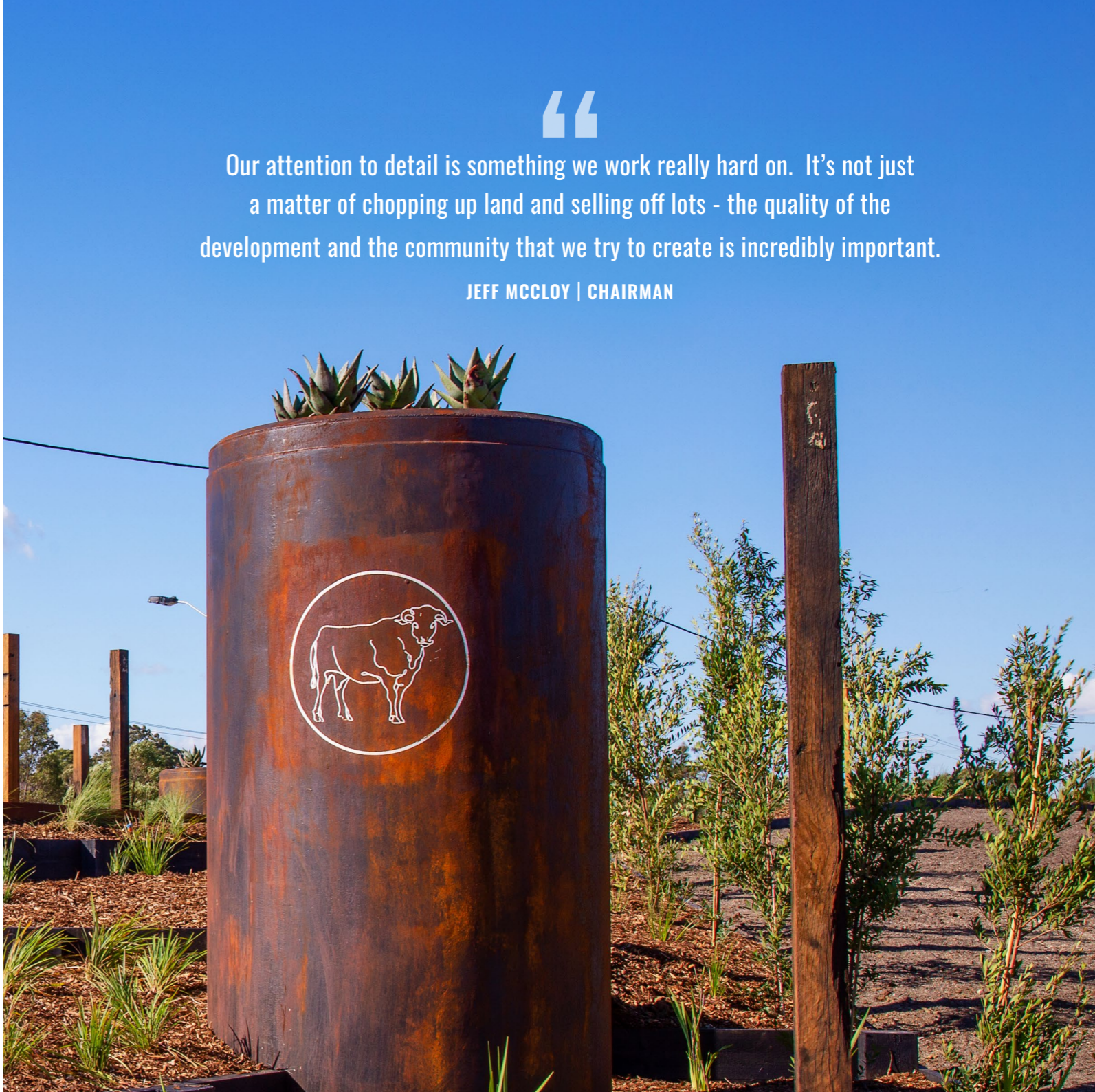
Medowie Road, Medowie | [thegardensmedowie.com.au](http://thegardensmedowie.com.au)



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Our attention to detail is something we work really hard on. It's not just a matter of chopping up land and selling off lots - the quality of the development and the community that we try to create is incredibly important.

JEFF MCCLOY | CHAIRMAN



# GOVERNMENT GRANTS

Have you checked to see whether you're eligible for one of the home building grants offered by the NSW Government?

The **First Home Owner Grant (New Homes)** scheme was established to assist eligible first home owners to purchase a new home or build their home by offering a \$10,000 grant.

The **First Home Owner Buyer Assistance Scheme** is a NSW Government initiative which provides exemptions or concessions on transfer duty for eligible NSW first home buyers.

This includes vacant land on which you intend to build your first home. The First Home Owner Buyer Assistance Scheme was commenced from 1st July 2017.

To find out if you're eligible for any of these grants, visit [revenue.nsw.gov.au/grants-schemes](https://revenue.nsw.gov.au/grants-schemes).



# FACILITIES AND SERVICES

Each McCloy Community is a unique offering and masterplanned to suit its surrounding environment. From Billy's Lookout being surrounded by majestic parklands, waterways and nature tracks that give the area its distinctive natural beauty to The Bower, Medowie offering a mixture of residential and rural residential homesites and over 70ha of preserved state conservation area. One awarded for its prowess is Heritage Parc, Maitland, a masterplanned community where over half of the land has been retained for outdoor recreation with various parks, playgrounds and cycle tracks incorporated into the community.

All homesites are ready to be connected to town water, sewerage and high speed internet via the NBN network and where available gas.

# STEPS TO PURCHASE

Here at McCloy Group we have two sales methods, sale via Private Treaty and sale via Openn Negotiation. Talk to our team today, to find out the method for the release of your choice.

## SALE VIA PRIVATE TREATY

### STEP 1 - RESEARCH

Do your research and find a suitable legal adviser whether it be a conveyancer or solicitor. Source financing options and a lender that is right for you. Speak to builders and find a home design that suits your budget and lifestyle.

### STEP 2 – PURCHASER QUALIFICATION

To ensure you're ready to secure a homesite purchaser qualification is required. Arrange a suitable time to meet with our friendly Land Sales team either in person or virtually to discuss your options and cover any relevant questions. Potential purchasers are not able to proceed to step 3, holding deposit without completing purchaser qualification step.

### STEP 3 – HOLDING DEPOSIT

Select your dream homesite and secure it with a \$1,500 holding deposit once the Land Sales Consultant issues the sales advice. The deposit will be made by electronic funds transfer or bank cheque. Our Land Sales Consultant will be able to provide you specific details needed for the bank transfer or cheque.

Should a purchaser not proceed, a \$500 administration fee will be deducted and \$1,000 refunded.

### STEP 4 – CONTRACTS

Once a sales advice has been completed by the Land Sales Consultant and the holding deposit has been received, the contract will be issued to your legal adviser. Contracts are usually issued within 2-3 days. You will have 21 days from the date the contract is issued to have a look through the sale contract with your legal representation.

### STEP 5 – EXCHANGE

Contracts should be exchanged as soon as practically possible within 21 days from the date of issue. If contracts are not exchanged within this period, the lot will be placed back on market and made available to other purchasers.

If the land is not yet registered, you will only need to pay the balance of your 5% deposit less your \$1,500 holding deposit. If the land is already registered, then a 10% deposit will be payable.

### STEP 6 – SETTLEMENT

Once exchanged, contracts should be settled as soon as practically possible:-

- If the land is registered, settlement will be within six (6) weeks of the date of exchange.
- If the land is yet to register settlement will be within six (6) weeks of the date of exchange or 21 days from the date of registration, whichever is the latter.

The balance of your payment will be due upon settlement.

**NOTE:** This information is for prospective or current purchasers and is of a general nature. For further legal information, please seek the advice of your solicitor or licensed conveyancer.

## SALE VIA OPENN NEGOTIATION

### STEP 1 - RESEARCH

Do your research and find a suitable legal adviser whether it be a conveyancer or solicitor. Source financing options and a lender that is right for you. Speak to builders and find a home design that suits your budget and lifestyle.

### STEP 2 – PURCHASER QUALIFICATION

To ensure you're ready to secure a homesite purchaser qualification is required. Arrange a suitable time to meet with our friendly Land Sales team either in person or virtually to discuss your options and cover any relevant questions. Potential purchasers are not able to proceed to step 3, holding deposit without completing purchaser qualification step.

### STEP 3 – REGISTER VIA OPENN NEGOTIATION

Create your account, verify your email address and search for the property you're interested in. Join as a bidder and enter your pending price. This doesn't have to be your best price.

After you've entered a pending price, you have the then need to input further details, including your solicitor details, purchasing entity and any terms, should you be the winning bidder.

### STEP 4 – GET APPROVED & PLACE A PRICE TO SECURE THE PROPERTY

Pressing submit will notify the Agent who will get in touch and help you complete the documentation. The Agent will have McCloy Group approve and sign off on your terms before approving your price and notifying you that you are now qualified.

Once qualified, your pending price will become a live bid and you'll be assigned a unique paddle number.

As a qualified buyer, you'll see the countdown until the Final Bidding Stage and the current highest bid.

In the Final Bidding Stage, every time a new bid is made, or the bidding increment is changed, the 2-minute clock will restart, giving everyone a chance to bid again.

You're in complete control and the only way you will miss out is if you choose not to bid any further.

### STEP 5 – FALL OF THE HAMMER & EXCHANGE

Sale via Openn Negotiation requires immediate exchange of contracts at the close of the online negotiation. Should you be the successful purchaser your 5% deposit payment is required to be paid the day of exchange, at the close of the auction.

### STEP 6 – SETTLEMENT

Once exchanged, contracts should be settled as soon as practically possible:-

- If the land is registered, settlement will be within six (6) weeks of the date of exchange.
- If the land is yet to register settlement will be within six (6) weeks of the date of exchange or 21 days from the date of registration, whichever is the latter.

The balance of your payment will be due upon settlement.

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# HEREFORD HILL

## • LOCHINVAR •

## CONSIDERATIONS FOR YOUR NEW HOME

- What size house do I really need?
- Are there rooms I might only use 2 or 3 times a year?
- Would an extra bedroom be better than a bigger garage?
- Have I got the optimal orientation of my home on the block?
- Where will the sun be at different times of the day?
- Can the design be flipped or rotated?
- What is the most efficient floor plan?
- Can you use "zoning" to close parts of the house not being used?
- Have I got the right size windows in the right locations for the sun and breezes?
- Are there any other ways you can create shading, such as bigger eaves or room for a shade tree?
- What building materials are being used?
- Are they the right ones to keep my home at a good temperature all year round?
- What insulation will I have and is the material being used the best choice for my location?
- Have I got any draft proofing to further save on energy bills?
- Would some well-placed ceiling fans be worthwhile to save on air conditioning in summer and help circulate warm air in winter?
- Is the air conditioning/heating system designed for the house and not too big or too small?
- Can it be zoned to match my layout?
- What will be the most cost-effective and energy efficient hot water system, lighting solution and appliances for my home?

# A QUALITY MCCLOY GROUP PROJECT



We have a reputation that we complete what we do;  
that we're in there for the long haul – that's our philosophy.

McCloy Group is a Hunter-based property group currently staging construction of more than 6,500 residential lots in the Hunter and New England regions.

The McCloy Group create national award-winning masterplanned communities and have a passion for developing quality and sustainable environments. The proof is in the pudding. In 2014, Heritage Parc in Maitland was crowned the best residential development in the state at the UDIA (NSW) Awards for Excellence. In 2016, it has been named a finalist in residential development category at the National Property Council Awards. McCloy Group establishes a trusted presence within each individual community creating places in which people love to live. The company values community focused living where people feel safe and secure in friendly neighbourhoods.

A strong emphasis is place on creating exceptional living environments with open spaces, vibrant public art and aesthetically serene streetscapes. We build children's playgrounds, cycleways and plant mature street trees. Visit a McCloy community today to discover the difference for yourself.



Heritage Parc, Maitland



Billy's Lookout, Teralba



The Bower, Medowie

“ From the moment you drive in to Billy's Lookout, the quality speaks for itself and you know it is something special. From the statues of two massive Pelicans, to the detail which has been put into selecting the shrubs which line the streets, it is evident that not a dime has been spared. McCloy Group hasn't simply created a heap of blocks of land, but an amazing community. ”

**JUSTIN & RACHEL WITHERS ■ RESIDENTS, BILLY'S LOOKOUT**

*An award-winning McCloy Group Project*



McCLOYGROUP

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