Stage 2
A Guide for Buyers

115 Hamilton Hill

How do I Buy my Preferred Lot at OneOneFive Hamilton Hill?

In an effort to give as many buyers as possible the opportunity to secure their preferred lot in the award-winning OneOneFive Hamilton Hill development, the following step-by-step process will be adopted as each release of Stage 2 lots progresses.

1. Define Your Vision and Budget

With guidance from the appointed selling agent Hayden Groves of Ray White Dethridge Groves , consider which lot/s best align with your budget and needs. There are three separate releases planned for Stage 2 so it may be a future release/s (or even Stage 3) could better suit your requirements.

2. Speak with a Builder

Each lot at OneOneFive Hamilton Hill is subject to the Design Guidelines (DG's) and Local Development Plan (LDP) that controls the built form across the estate to ensure each home complies with the overall vision of the OneOneFive Hamilton Hill development. Therefore, it is important you partner with a builder that understands the requirements of your lot and the estate generally in order to accurately cost your new home.

3. Speak with a Finance Broker / Bank

To ensure you can complete your new home within the three years required, it's important that you have your finances in order. Obtaining a pre-approval letter from your finance broker or bank for "house and land" borrowings will assist us in recommending your offer for acceptance by the developer.

4. Choose the Right Lot for You

After you have studied the release plan and had any queries answered, advise us via email of your preferred lots in order of preference (maximum of three) via the Expression of Interest (EOI) document provided. For those that live locally, you may also wish to attend the site and meet with the selling agent Hayden Groves in person.

5.Read and Understand Documents

Once you have registered your contact details with us, you will receive documentation relating to the project and each lot. Read through the Information Memorandum, LDP, DG's, estate plan and price guide and get in touch with any questions. We have prepared an FAQ document that may help at this point.

6. Submit your Expression of Interest (EOI)

Lots offered for sale are via an "End Date" process. This means buyers have a period of 21 days to submit their EOI after release on 19 November, 2025. Buyers will need to submit an EOI form by email to projects.freo@raywhite.com by 10 December, 2025. The information you provide us in your EOI gives us the basis from which a formal contract can be drafted. The EOI includes an acknowledgement from you that there may be more than one buyer looking to acquire any given lot.

7. You will Receive a Contract of Sale.

Once we have received your EOI, you will receive a Contract of Sale in draft form for you to familiarise yourself with. Sending the draft Contract of Sale to you is not an acceptance of your EOI. Should you be successful in securing a lot, we will be in contact after 10 December, 2025 to formalise the Contract of Sale and help guide you through to the settlement of your lot.

Frequently Asked Questions

Q: I can afford to buy one of the lots but am unsure how much it will cost me to build my home. What if I buy a lot then find out I can't afford to build?

A: Before you commit to buying your lot, speak to a builder to get some broad parameters about likely build costs for a home that meets your needs. Ideally, speak to a builder who has drafted plans for similar lots and/or has experience building at OneOneFive Hamilton Hill or similar estates. Then, arrange your finances by speaking with a Mortgage Broker or bank to find out your affordability. If your circumstances change and you can no longer go ahead with your building, you can seek approval from the developer to 'on-sell' your lot.

Q: How long will I need to get finance approval?

A: If you require formal finance approval as a condition of the purchase, you may choose to secure a building contract as part of your 'house and land' finance approval. You should speak with your Mortgage Broker or bank regarding the time-line for achieving formal approval to satisfy that provision of the contract.

Q: What happens to my deposit if my finance is not approved?

A: You are required to use your best efforts to get your finance approved including making an application for finance and providing information to your mortgage broker or bank to support that application. If you can demonstrate you've made your best efforts and not obtained formal approval, your deposit is returned.

Q: What if I don't get to buy my preferred lot?

A: Buyers have the opportunity to preference up to 3 lots. In the event the developer accepts a different offer for a buyer's first and second preferences, we will contact you to discuss your third option. It could be you choose at this point to wait for subsequent releases of Stage 2 lots.

Q: If I put in an EOI, receive the contract and don't wish to proceed, do I have to proceed or lose anything?

A: The EOI is not a binding agreement, it merely outlines your purchasing details and choice of lots. You can withdraw it at any time and you only pay a deposit after a contract of sale is signed by you and the developer.

Q: What price should I offer?

A: There is a price list provided which has been set by the developer using expertise from licensed valuers and real estate agents to reflect market value. Buyers can choose to offer the listed price or an alternate amount mindful that the most popular lots are likely to attract multiple offers.

Q: Can I amend the contract of sale?

A: There is no opportunity to amend the terms and conditions of DevelopmentWA's Contract of Sale.