



Purchase process

1. Execution of a Purchase Agreement for the sum of 1% of the purchase price (AUD). This will secure the site for 45 days to enable you time to visit the Estate for an inspection. Payment is fully refundable in the event that purchasers decide not to proceed during this option period.
2. Once property inspected and confirmation is given to proceed with purchase, WhiteSands Resort Limited (WSRL) will instruct its solicitors in Port Vila to prepare the Sales & Purchase Agreement.
3. WSRL can also arrange for finance to approved applicants if required. The standard terms are 25% deposit payable upon execution of the Purchase Agreement and the balance can be secured with a mortgage.
4. All listed prices are in Australian Dollars and are exclusive of the VAT (Value Added Tax) and also exclude Vanuatu Government Stamp Duty. Stamp Duty in Vanuatu is 7.00% of the purchase price and additional stamp duty & registration fees are payable on the mortgage amount if applicable.
5. Once execution of Sales & Purchase Agreement, and mortgage agreement if applicable, funds are payable by the purchaser into the Trust account of WSRL lawyers in Vanuatu. Once proceeds have been paid into Trust account, the directors of WSRL will then execute the transfer documents.
6. Ministerial Consent approval will then be applied for as all documents are then lodged for stamping & registration along with the Original Certificate of Title with Registrar of Titles in Port Vila.
7. Once all documents have been released from the Port Vila Titles Office, the original Title is sent to the purchaser.
8. If purchase is subject to Mortgage, the mortgagor will retain possession of the Original Title until such time that the mortgage has been fully paid & discharge of mortgage has been executed and lodged with the Titles Office in Port Vila. This conveyance process can take approx. 3 months to complete.
9. Legal fees for conveyance are payable by the purchaser & are approx \$4,500 AUD per property which may vary depending on whether property is subject to a mortgage.
10. All properties within the WhiteSands Estate are Strata Titles & Strata Title Land Registration in Vanuatu is based on the Torrens Title System, which is used in most Commonwealth countries.
11. All purchasers will receive one (1) full membership of the RTJ II designed Golf Course upon settlement of their purchase, which will entitle them free access to the course and all the facilities associated within. Further details will be advised upon drawing up of final documentation.