

House & Land Sales & Construction GUIDE

BUILD NEW HOMES offer fixed priced turnkey house and land packages from many of our chosen builders we work with. "Turnkey" means that the house is finished and ready for the owners / tenants to just turn the key and move in after completion.

STEP 1



CONTRACTS ISSUED

Once you have selected the house and land package you wish to purchase, the land and build contracts are generated and forwarded to you for your signature.

Timeframe:
3 - 5 days

STEP 2



CONTRACT DOCUMENTS RETURNED

Upon receipt of your Building Contract, the builder executes both copies, keeping one for their file and returning one to you for your records. Upon request the builder can email a copy to your selling agent, broker and solicitor. The builder forwards the Land Contract to the Developer for execution.

Timeframe:
3 - 5 days

STEP 3

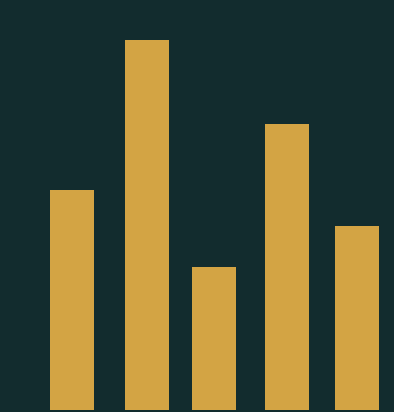


FINANCE APPROVAL AND LAND SETTLEMENT

Upon receipt of your unconditional finance approval letter your solicitor will schedule your land settlement appointment, this will take place approximately 2 or 3 weeks after finance approval, if your land is registered.

Timeframe:
5 - 7 weeks

STEP 4



PRELIMINARY SITE INVESTIGATIONS

As soon as the builder has been advised of your unconditional finance approval they start accumulating expenses including contour site survey, soil and wind classification report, engineered slab design, order your working drawings.

Timeframe:
3 - 4 weeks

STEP 5



BUILDING APPROVAL (BA)

If your land is registered your building application is forwarded to a consultant who is responsible for lodging to council for approval. Please note your Land Settlement must be finalised and the 5% Building Deposit paid before your BA is released. The builder forward a copy of your BA to your financier along the relevant insurance documents.

Timeframe:
4 - 6 weeks

STEP 6



START OF CONSTRUCTION

Construction will commence approximately 3 weeks after receiving the BA. During this time the estimating team will generate all site orders to create your supervisor's project file. The construction period for a lowest home is generally 16 weeks and a highset dwelling and duplex is generally 20 weeks.

Timeframe:
3 - 4 weeks

STEP 7



HANDOVER

Upon receipt of your final progress payment the builder handover your house. You will also receive a detailed handover package that outlines a final checklist, warranties, instruction manuals and a handover inspection certificate.

Timeframe:
4 - 5 months

(The checklist and certificate must be completed and returned to the builder).