



# The Purchase Process

Here is a quick guide to the main processes & procedures relating to the construction of your new home. This information is intended as a guide only and the steps in the process may vary or overlap from time to time.

## STEP 1 Getting Started

Your initial consultation will help us to assess your overall requirements. We'll determine the right location for your new home and discuss the best design options for your budget and lifestyle needs. Financial options can also be discussed at this time.



## STEP 2 The Home Package & Design Brief

We'll review your preferred building design and the most suitable land option as well as an estimate of cost on completion. A sketch drawing will be provided and a deposit on land will be required - if you have your own land we'll just need evidence of ownership.



## STEP 3 Land Purchase

If you're purchasing a home & land package with us you'll be required to pay a holding deposit on the land as an expression of interest. Provided your finance is in place you may choose to sign contracts in order to safely secure your land. The normal deposit required is .25% of the contract price with the balance of 5% or 10% due upon the expiration of the "cooling-off" period We'll be in contact with your solicitors to ensure that the procedures are both thorough and timely.



## STEP 4 Design Review & Preliminary Pricing

Upon the presentation of your building quotation you'll sign a preliminary service agreement and make an initial payment towards the commencement fee to cover relevant costs and the preparation of formal architectural plans.



## STEP 5 Exchange Of Contracts & Tender Acceptance

The final step in the land purchase process is settlement - this will normally happen within 4-6 weeks after exchanging contracts. We'll also be presenting your formal Building Tender and upon execution you'll pay your acceptance fee (part of your 5% deposit) and the builder will prepare your building contracts.



## STEP 6 Building Contract & Colour Selection

The process is now getting close to completion. We'll now make arrangements for you to sign your building contracts and you'll also be finalising your colour selections as well. The balance of your 5% building deposit is payable to the builder to formalise relevant documentation and initiate the approval process.



## STEP 7 Council Application & Approvals

The approval process can now begin and whether the builder is utilising a Private Certifier (CDC) or a Council submission, we'll keep you apprised throughout the entire project and ensure that you feel a part of the process.



## STEP 8 Commence Construction

When your building proposal is approved by the council the builder will begin the process of construction. Upon completion you'll conduct a hand over inspection, make your final payment to the builder and the keys are all yours.

