

Step by step guide to home building

Step			Approximate Timing
1	Home Selection	Select Home Design to determine the home design that suits your living and design requirements, price point and site suitability.	1 Week
2	Details, estimates and Plans	An estimate for building your chosen home design on your land, including site costs, provisional allowances & service connections, subject to engineering requirements.	1 Day
3	New Home Proposal Request	Follows your acceptance of the Home Design Estimate and enables us to arrange the necessary engineering reports to determine actual costs and prepare a complete New Home Proposal. \$1000 Deposit Required (Forms part of total contract value)	4 Weeks
4	New Home Proposal Presentation and Acceptance	Reflects details and costs of your home including facade, inclusions and variations. Confirms actual site costs including surveys, reports and provisional allowances. Also contains a full set of plans.	1 Week
5	Building Agreement Required		1 Week
6	HomeBuilding Agreement	Follows the acceptance of all details and costs in the New Home Proposal, and contains your colour selections and Developer approvals	2 Weeks

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7	HomeBuilding Agreement Acceptance	Sign contract Remaining 3% balance of deposit required (Forms part of total contract value) Enables a Home Building Agreement, i.e. contract, to be drawn up reflecting all home building requirements	1 Week
8	Development Applications and Council Approvals	Submit building applications and secure council approvals The length of time this process takes varies greatly from council to council. Some modifications to plans may need to be made at this time.	3 Weeks
9	Authority to Commence Construction (ACC)	When all details are finalised and payment requirements are fulfilled, we issue an ACC. Following this we can commence building.	1 Week
10	Building	Placing Orders and Construction of home	20 Weeks
11	Completion	New Home Presentation Presentation of your new home, settlement and handover. Followed by a 90 day maintenance review. Home includes 6 year structural warranty.	1 Week

NB: Timing is indicative only based on a single storey home. Times indicated may vary due to site conditions, materials availability, weather conditions and variations