



OUR HOME JOURNEY



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YOUR CUSTOM HOME BUILDERS

localbuildersdirect.com.au



New Home Selection

Our New Homes Consultant will help you find your perfect floorplan and Façade and will review your design and inclusions and provide you with a quote.

This is where you can secure your dream home with a \$1500 deposit that locks in your base price for 30 days from date of payment including any sales promotions.

Your Initial Deposit of **\$1,500** will provide you with the following

- Site Assessment
- Soil Test
- Preliminary Sketch
- Quote
- Standard product Guide
- Colour Showroom Preview

From here, we'll be busy in the background preparing all the relevant files to get your home ready for contract signing!

Colour Selection and Contract signing Appointment

Great well done! Your next payment of **\$2,500** will take you to the next step.

Welcome to a World of Colours! This is where you will have your one-on-one appointment with a professional colour consultant in a Stunning Showroom. Our Colour Consultant will guide you through each selection of your home .

It's getting real now! This is when we'll prepare and present your fixed price Housing Industry Association (HIA) contract based on the confirmed house design, siting and your Current selections. At this point, you'll sign the contract and pay the balance of 5% deposit of the contract price. Well done, home owner!

Building Permits and Council Approved Plans

This is where we will apply with your local council to get the building permit as well as council approved plans and any Developer Guidelines that are required. We allow a 6- 8-week period.

Base Stage

And just like that, it's time for construction! We'll lay down the foundation of your future home with a concrete slab including under slab drains and electrical. Your home begins to take shape as we work out the shell of the house and construct wall frames and roof trusses (excluding garage and some projections subject to house design). At base stage you'll need to authorise the payment of the 20% base price and forward it to your lending institution.

Frame Stage

Next, your home begins to take shape as we work out the shell of the house! We construct wall frames and roof trusses (excluding garage and some projections subject to house design). If needed, we'll perform an excavation of your site. We'll also have a Building Surveyor who will inspect your frame once it's finished. At frame stage you'll need to authorise the payment of the 25% and forward it to your lending institution.

Lock up Stage

Now here's where your home really comes together. We'll fit your external wall cladding or brickwork, roof covering, external doors and windows. Plumbing, electrical, security, ducted vacuum and heating/cooling rough-in which includes wiring, piping and ducting will be installed. Fits offs of these items will be completed in the practical completion stage. At this stage, you'll need to authorise the payment of the 20% lock up price and forward it to your lending institution.

Fixing Stage

It looks great from the outside, now let's fix the inside. We'll fit all internal cladding, architraves, skirting, doors, cabinets and cupboards.

During this stage we'll install plaster linings, kitchen and vanities (excluding granite benchtops) and stairs and ensure BSS completes an independent pre-paint inspection of your fixing stage.

You'll also need to authorise the payment of the 20% fixing price and forward it to your lending institution.

Completion and handover!

Finally, you'll meet with your Construction Supervisor on site at your new home for the all exciting handover appointment. They'll walk you through everything including security systems, garage roller doors, the thermostat and more. You'll also get the keys to your front door, any external doors and windows.

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At this stage, you'll need to authorise the payment of the 10% completion price and forward it to your lending institution. Bank requirements at settlement will need to be met for funds to be released including a final bank evaluation. Please contact your lender for further details.

You're in safe hands here! Well done, home owner!

So, you're all moved in and living the dream. What next? We'll stick around to support you with your new home and make sure you're all covered. When you build with Local Builders Direct, you'll get comprehensive coverage from our 3 Month Maintenance Period and 10 Year Structural Warranty.

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