

# Your Home Building Journey

An easy four stage guide to building your new home with Ausbuild.

STAGE 1

## Choosing Your Home

### STEPS

- 1 Starting The Conversation
- 2 Choosing The Right Home
- 3 Visiting A Display & Your Site
- 4 Reviewing Your Quotation
- 5 Arranging Your Home Loan
- 6 Time To Pay Your Deposit

Congratulations!

You're about to start an exciting part of your life by investing in building your dream home.

A home chosen by you, personalised to fit your lifestyle, and to be admired and loved by your family for years to come. Let's get started...

In this stage you will be liaising with one of our experienced Home & Land Consultants.

STAGE 2

## Personalising Your Home

### STEPS

- 1 Processing Your Quote
- 2 Exploring Our Design Studio
- 3 Signing Your Contract
- 4 Applying For Your Home Loan
- 5 Personalising Your Selections
- 6 Finalising Your Home Loan
- 7 Applying For Building Approval
- 8 Preparing To Build

Now the fun begins!

In this stage you get to really personalise your home and make sure every little detail, from the front door to the rear alfresco is selected, priced and recorded in your contract.

Ok, let's go shopping..

In this stage you will be liaising with your Home & Land Consultant, a dedicated Contract Administrator and our Selection Consultants.

STAGE 3

## Building Your Home

### STEPS

- 1 Preparing Your Site
- 2 Building Your Foundations
- 3 Erecting Your Frame
- 4 Installing Plumbing & Electrical
- 5 Cladding Your Home
- 6 Installing Cabinetry & Trims
- 7 Painting & Installing Appliances
- 8 Arranging Service Connections
- 9 Receiving Your Keys

Your home starts to take shape now!

Once the approvals are in-place we'll order up our trades and get started building your home. Your home will really start to take shape and come to life before your eyes.

In this stage you will be liaising with one of our skilled Building Administrators and your dedicated Building Supervisor.

STAGE 4

## Maintaining Your Home

### STEPS

- 1 Caring For Your New Home
- 2 Conducting Your Check-Up
- 3 Reading Your Report
- 4 Repair Work & Touch-Ups

Home warranty now activated!

There are lots of parts that make up your new home, so it will likely need some maintenance during the first twelve months,

This is completely normal and why we have a team dedicated to looking after your home during this time.

In this stage you will be liaising with one of our supportive Maintenance Coordinators and a Maintenance Supervisor.

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A detailed step-by-step guide to each stage of building your new home with Ausbuild.

STAGE 1

## Choosing Your Home

with your  
Home & Land Consultant

STAGE 2

Personalising  
Your Home

STAGE 3

Building  
Your Home

STAGE 4

Maintaining  
Your Home

**Congratulations!** You're about to start an exciting part of your life by investing in building your dream home. A home chosen by you, personalised to fit your lifestyle, and to be admired and loved by your family for years to come. Let's get started...



### 1. STARTING THE CONVERSATION

It's time to start the conversation, ask your initial questions and short-list your basic needs.

You can do this in your own way at your own pace, simply fill out an online form, drop in to one of our display centres, or give us a call.

One of our experienced consultants are ready to help.



### 2. CHOOSING THE RIGHT HOME

A meeting with one of our Home & Land Consultants is now essential.

They will carefully guide you through choosing the right home design to ensure it compliments your block of land, suits your lifestyle and ultimately fits within your budget.

This in-person meeting allows us to answer all your initial questions to set you on the right path.

**Please Note:** This meeting can take a while, there's lots of home designs and options to consider, so allow approximately one hour.



### 3. VISITING A DISPLAY & YOUR SITE

It's time to take a walk through our display homes.

This is a great opportunity to experience the quality of our homes and understand what comes standard and what optional upgrades you'd like to consider.

If your land is accessible, we also arrange a site visit to ensure the chosen design fits the land perfectly.



### 4. REVIEWING YOUR QUOTATION

Ok, so we have finished creating your complete home packed with all the personal touches you requested and it's time to sit down and review your quote.

This is a great opportunity to understand how the quote adds up and make some decisions about what to keep and what to remove. It's all about getting to that perfect balance between design and budget.

We might go back and forward a bit here until we get to the perfect quote, and when you're comfortable, you can sign on the dotted line.



### 5. ARRANGING YOUR HOME LOAN

Time to check with your broker, bank or lender of choice to ensure your home loan is all in order, your pre-approved budget is clear and you have the green light to proceed.

Your signed quote will allow you to get the pre-approval process underway and approved before you deposit.



### 6. TIME TO PAY YOUR DEPOSIT

It's an exciting time when you're finally ready to pay your deposit. This final sales step secures all your offers and arrangements and allows us to proceed through to contract preparation.

Your new dream home just got one big step closer!

**Please Note:** Deposits can be done on-site via EFTPOS although no cash is accepted on-site.

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## 1. PROCESSING YOUR QUOTE

Great! We've received your signed quote and are processing it. We're taking the relevant parts and creating the paperwork and plans that make up your building contract.

**Please Note:** Your building contract can take approximately three weeks to be issued to your Home & Land Consultant.



## 2. EXPLORING OUR DESIGN STUDIO

It's time to familiarise yourself with our Design Studio. This will help you to start thinking about what finishes and fixtures you would like in your new home. We'll be in-touch to invite you on a tour.



## 3. SIGNING YOUR CONTRACT

Contract signing day is here. This is completed with your Home & Land Consultant. Any requested and approved adjustments to the contract are provided as a post contract variation at a later date.

**Please Note:** Allow approximately two hours for your contract appointment. The 5% balance deposit invoice is payable at contract signing.



## 4. APPLYING FOR YOUR HOME LOAN

Time to go back to your lender and officially apply for your home loan. We'll deliver a copy of your co-signed contract to your lender, so the loan application can commence.

**Please Note:** If you are using cash funding, you will need to provide a bank statement.



## 5. PERSONALISING YOUR SELECTIONS

It's time to choose how your new home will look, with our selections team. You will select the following:



### TILES

This is completed with our tile consultant at their showroom.



### COLOURS

This is completed at the Design Studio with our Expressions Consultant.



### ELECTRICAL

This is completed at the Design Studio with our electrical consultant.



### VARIATIONS

You will be provided with any variations for review and approval.

**Please Note:** You will need to review and sign off on your selections paperwork, before we can provide you with any variations paperwork.



## 6. FINALISING YOUR HOME LOAN

We'll liaise with your lender to obtain your formal home loan approval on your behalf.



## 7. APPLYING FOR BUILDING APPROVAL

Let's get your building approval moving. We will lodge the application on your behalf once your formal home loan approval is received, and you have paid the 5% balance of deposit.

**Please Note:** We can only apply for your building approval when your block of land is registered with the titles office.



## 8. PREPARING TO BUILD

Before you move onto the next stage, it is time to do one final review and sign off on your building plans and final selections paperwork, in preparation of your build beginning.

**Please Note:** Before you can move to the next stage, your lender will need to provide us with a copy of your commencement letter.

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## 1. PREPARING YOUR SITE

It's all happening on-site now. The earth moving machines are on-site digging away, getting your land prepared for your foundations. We don't want any accidents so please stay back at a safe distance from now on as it's a controlled worksite for the next few months.

**Please Note:** You will receive fortnightly updates from your Building Administrator throughout your journey, giving a quick summary about what's been happening on-site.



## 2. BUILDING YOUR FOUNDATIONS

Your foundations, underground plumbing and electrical are now being laid. The concrete trucks are on their way and your foundation slab will be in-place very soon.



## 3. ERECTING YOUR FRAME

It's time for the walls to be erected. The frame and roof trusses will be put in-place showing the main shape of your home. You can walk through your home when guided by your supervisor at this time.



## 4. INSTALLING PLUMBING & ELECTRICAL

Your home is now getting its core wiring and plumbing pipes installed. It's not one of the more exciting building stages but certainly one of the most important.



## 5. CLADDING YOUR HOME

The wall wrap is now being installed, the majority of your external brickwork and cladding is also going on. By the end of this stage your roof, fascia and gutter, external windows, internal linings, sliding glass doors and front door will also be in place. Consider your home locked up and secure.



## 6. INSTALLING CABINETS & TRIMS

Our carpenters are busy installing your trims and finishes including architraves, cornices, skirting, doors to rooms and kitchen and bathroom cabinetry. Our tilers are starting to tile the wet areas, bathrooms and laundry, too.



## 7. PAINTING & INSTALLING APPLIANCES

Your home is being painted and all floor coverings, carpet, tiles, timber or laminates are also going in. The most exciting changes are happening to your kitchen - the appliances are being installed. It's really starting to look like your dream home now.

**Please Note:** Your Building Supervisor will conduct a 'Practical Completion Inspection' with you for any minor defects, which will be fixed prior to handover.



## 8. ARRANGING SERVICE CONNECTIONS

Your Building Administrator will contact you to let you know your home has reached practical completion. This means the home has reached a stage where you can now start to arrange the connection of your electricity, gas and internet and phone services. It's also a good time to start thinking about arranging your landscaping.

**Please Note:** You will need to submit your intended landscaping plan for approval prior to any landscaping activity occurring as per any applicable covenant paperwork.



## 9. RECEIVING YOUR KEYS

Your new home is officially finished and it's time to receive the keys. Your Building Supervisor will conduct an on-site handover with you, walk through your home and explain the features and how to best care for it.

**Please Note:** Your final invoice needs to be settled before your home is handed over to you.

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## 1. CARING FOR YOUR NEW HOME

As you settle into your new home, and over the next few months, your home may need some care and attention. This is very normal and expected with all new homes. Take note of these items and subject to the level of severity you can notify us immediately or for minor touch-ups, wait until your six month maintenance check-up.



## 2. CONDUCTING YOUR CHECK-UP

Just prior to your home reaching six months of age we'll get in-touch and arrange your six month maintenance check-up.

Grab that list you've been keeping and hand it over to our maintenance team. One of our skilled Maintenance Supervisors will inspect each item onsite and advise a course of action. We'll then compile a report for you to read and review.



## 3. READING YOUR REPORT

Once you have the post-inspection report in your hands, you can review the items and on your approval we'll order up the necessary tradespeople or services to repair the agreed items. We'll try to keep things as convenient as possible for you.



## 4. REPAIR WORK & TOUCH-UPS

The trades and service people are on their way to your home. We'll keep the inconvenience to a minimum and ensure the works completed are up to scratch.

## Maintenance Warranty (12 months)

Your maintenance warranty covers your new home for the first 12 months. It is normal for your new home to have some small maintenance issues after you move in. Take note of these things, photographs are very helpful here, so that we can get them fixed as part of your maintenance warranty.

## Structural Warranty (6 years & 6 months)

Your structural warranty covers your new home for a six-and-a-half year period. During this time, please contact the maintenance team for any concerns.

Please refer to the QBCC documentation in your handover booklet for structural warranty concerns. If you have any queries relating to a structural concern please contact our maintenance team immediately. Our team will review this and respond accordingly.

## Fixtures & Fittings Warranty

Please refer to your handover booklet which explains all warranty details on products installed in your home.

As fixtures and fittings are covered by the manufacturer, should you have any maintenance concerns with these items, it's best you contact the manufacturer directly.