

# HOME & LAND BUYER'S GUIDE

There is something very special about building a new home. It is an exciting journey for both the owner and the builder, which is why we are so proud to be able to guide you through the entire journey.

We also understand the process can seem a little overwhelming, so we have put together a Home & Land Buyer's Guide which gives you a snapshot of what you can expect from your initial deposit to beginning construction of your home.

## STEP 1 - SECURE YOUR PACKAGE



### You will need to:

- Choose your preferred Home & Land package and pay your \$1,000 non-refundable fee to secure the package and take it off the market
- Fill in and sign a Land Sales Advice form, specifying your contact details as well as your conveyancers details
- Make contact with your lending institution and organise loan approval for the land and construction of your home

### We will:

- Prepare your New Home Tender
- Prepare your HIA Building Agreement
- Issue the land contract to your nominated conveyancer

## STEP 2 - EXCHANGE DOCUMENTS



### You will need to:

- Meet with your sales representative to review and sign your New Home Tender
- Pay the balance of your non-refundable acceptance fee, being \$4,000. This totals \$5,000 and forms part of the contract price
- Meet with your sales representative to review and sign your HIA Building Agreement
- Exchange on the land contract with your conveyancer and pay the deposit for the land within 14 days

### We will:

- Allocate your dedicated customer service representative from head office who will send you an introduction email, welcoming you to Trend Connection
- Request your preliminary plans which plots your selected home design onto your block

## STEP 3 - COLOUR SELECTIONS



### We will:

- Send you your preliminary plans for your review and acceptance
- Request your colour appointments from our colour studios
- Send you a concept kitchen plan for your review and approval
- Provide costings for any upgrades/variations you may request during this process
- Update your tender with any upgrades/variations you may have accepted during this process

### You will need to:

- Review and sign your preliminary plans as acceptance
- Attend your colour appointments and finalise all selections on the day
- Review and sign your concept kitchen plan as acceptance
- Review and approve any upgrades/variations you may request during this process

## STEP 4 - BUILDING APPROVALS



### You will need to:

- Contact your lending institution to finalise your loan approval to minimise delays and avoid penalties
- Contact your conveyancer to finalise your land settlement - **must settle upon land registration to avoid additional costs**
- Notify your customer service representative in writing that you have settled on your land and provide a copy of your title

### We will:

- Request your final architectural drawings from the drafting department
- Apply for all relevant documentation to receive council or CDC approval (including waterboard, engineering, basix, nathers, home owners warranty and developer approval if applicable)
- Lodge all relevant documentation to receive council or CDC approval
- Receive council or CDC approval
- Provide you with a copy of your building approval documentation for you to send to your lending institution

## STEP 5 - COMMENCE CONSTRUCTION



### You will need to:

- Obtain a letter from your lender giving the builder authority to commence construction
- Review all your approved plans and selections as your home will be built exactly to these documents
- Review and sign a validation letter which activates your contract
- Pay your contract deposit as per your progress payment schedule

### We will:

- Prepare construction documents and order all material in preparation to commence work on site
- Commence construction on site within 20 working days of receiving your signed validation letter

## CONGRATULATIONS! YOUR HOME IS NOW IN CONSTRUCTION!

### QUALIFICATIONS

- The above process is a broad overview. Detailed requirements and information are provided as you progress through the stages
- Trend Connection Homes reserves the right to revise plans, specifications and processes without notice
- Trend Connection Homes reserves the right to change suppliers and brands without notice
- Council or CDC approvals are subject to land being registered and developers approval
- All drawings and photographs used in any marketing material including brochures, online, tenders etc are for illustrative purposes and should be used as a guide only
- The building agreement used by Trend Connection Homes will be a HIA-NSW residential building contract for new dwellings