

Initial Deposit

Once we discuss your wants, needs and wishes for your home, an initial deposit of \$2,000 is required to secure your home pricing and cover the drafting of your house plans. This will also be used to prepare your building contract.

Drafting

Your new home plans will be completed by our architectural draftsman. You will get a tailored experience in building your home, with advice on design that best fits your goals and budget.

Colour Selection

After confirming the floorplan and facade, we move onto the fun part, colours, fixtures and fittings. You can choose from preselected colour themes pre-determined by our experience team. For a more personalised colour palette, we can organise our colour consultant to contact you directly to schedule your colour selection appointment if you would like to select individual colour themes and fixtures. The colour selection will take up to 3 hours. We also recommend you bring some inspiration shots on the day of your appointment.

Building Contract

You will be provided with two full copies for signing along with your drafted plans and supporting documents, once your building contract is complete. Once signed, you will need to provide your lender with a fully signed copy in order for them to apply for unconditional approval of your loan.

Unconditional Finance Approval

Once your lender receives the unconditional finance approval in writing, you will need to provide us with a copy of our records.

Balance of 5%

At this stage, the balance of 5% deposit is payable, less the initial deposit of \$2,000 paid.

Full Working Drawings

After the 5% deposit is paid, full working drawings will be completed including all elevations and electrical plans. You should take care in checking the plans before your final approval, as these plans will be the final version which will be used to construct your home.

Soil Test

Once your land has titled, a soil test, feature survey and spot level checks will be completed. This information will provide us with direction in designing the foundation of your future home.

The Bushfire Attack Level (BAL) rating will also be assessed at this point and will be confirmed in the survey report.

Developer Approval

To maintain quality control over their development, and to protect your investment, most developers set their own regulations for home design, siting and colour palettes to be used throughout their estate.

All house plans along with full colour details must be submitted to the developer for approval before we can proceed any further towards obtaining the building permit. Timeframes for this step may vary depending on the developer and the volume of current applications.

Engineering, Energy Rating & Wind Rating

After obtaining the developer's approval, we can commence the engineering foundation design as well as assessing the energy efficiency of your new home, which will be a minimum of 6 stars.

Plumbing Information Compliance

An application to the relevant water authority will be submitted to obtain the conditions of connecting to the plumbing services in the parcel of land. The conditions of connection response will include information regarding sewer, water and drainage. This is the last step required before we can apply for the building permit.

Building Permit

Once everything has been prepared and packaged, all plans, information, designs and approvals will be sent to the registered building surveyor to assess and issue the building permit. Once the building permit has been issued, the builder will email you the building permit, along with the following documents:

- Stamp approved plans
- Certificate of currency
- Home owner warranty insurance
- Commencement notification letter
- OH&S construction information

Please forward the entire email with all the relevant attachments to your lender, as they will require all of this information.

Site Start

Luxtra Homes will complete the production estimation, order materials and supplies prior to the building works commencing.

The construction of your new home will commence!