



Australian House & Land

A Step by Step Guide



www.aushouseandland.com.au | 1300 188 698



Your Australian House and Land Journey...

To help you understand the journey of purchasing a House and Land package through Australian House and Land we have created a step by step guide for you to follow from deposits, right up until handing over the keys to your brand-new home.

After you have registered your interest at www.aushouseandland.com.au and are ready to proceed, you will be invited to make an appointment with an Australian House and Land Sales team member to complete the selection of a package. At this point, please bring with you the full details of your solicitor or conveyancer and you are ready to move forward with your purchase.

Authorisation Agreement Fee:

To secure your package, you are required to pay an initial \$1,000.00 to Australian House and Land towards your Home Building Agreement and \$1,000.00 to the Developer for the land component of your package [\$2,000.00] (see sales advice for terms).

Contracts:

Separate to the land, you will need to enter into a Home Building Agreement, this is required prior to exchanging on the land. On signing the Home Building Agreement, you will be required to pay an Authorisation and Agreement Fee (\$20,000.00 less your initial \$1,000.00).

A Contract of Sale for the land will be issued directly to your solicitor or conveyancer. You will have ten working days to exchange on the land, at which time you will be required to pay a deposit (traditionally 10%).



Q&A

01 / Why Choose Australian House & Land?

As one of Sydney's leading house and land package specialists, Australian House & Land provides exciting turnkey house and land solutions to suit everyone. We focus on modern, innovative design, quality construction and turnkey solutions to suit all lifestyles, needs and budgets.

02 / What areas does Australian House & Land build in?

Australian House & Land Build in a range of areas through Sydney, Australia. Specialising in the West & South West corridor, some areas Australian House and Land have sold packages includes: North Park Schofields, Edmondson Park, Austral, Riverstone, Glenfield, The Waters Rouse Hill, The Ponds.

03 / Who is the builder?

Our Team of hand selected quality builders are all members of the HIA and ranked in the top 100 builders in NSW. Each builder is put through a stringent selection and interview process which includes inspections of current and

previous works, and compliance with our 38-point quality builder's checklist of requirements. Australian House and Land personally ensures the highest standards of building and craftsmanship throughout the entire construction process. To meet our 'Quality Control Guarantee' each and every home is independently inspected periodically throughout the entire construction phase and the results of these inspections are reported directly to Australian House and Land so we can safeguard and confirm all our homes meet our standard of excellence.

04 / What are the homes size/ designs?

A range of home designs are available and pre-selected for each package to suit the block and streetscape in the estate. The sizes range from 15-27 squares single dwelling and larger for Duplex and Granny flat options.

05 / If I want more information how do I get in touch with Australian House & Land?

Visit our office at 6/119 Coreen Avenue, Penrith NSW 2750 or; Contract our Sales Team on 1300 188 698 or; email us at info@aushouseandland.com.au

Your step by step guide...

This step by step guide will help you understand the process of purchasing a House and Land package through Australian House and Land.

You can find a detailed description for each part of the 6 steps mentioned below, from contracts all the way through to completion. Need more information? Contact our Sales Team on 1300 188 698 or; email us at info@aushouseandland.com.au

Stage	Client	Builder
1. CONTRACTS	Pay Authorisation and Agreement Fee within the agreed 10 day period.	Signed Home Building Agreement Received. Prior to land exchange.
2. FINANCE	You will need to select and consult your bank or financial institution to begin organising your finance. We suggest doing this approx. 3 months prior to registration of your land.	Just after registration of your Land your novated builder will be in touch with you to introduce themselves and assign you a client liaison officer, who will be there to answer any questions and provide you with regular updates throughout the entire construction process.
3. REGISTRATION	Once you receive confirmation of your land registration, please forward your 88b certificate to your novated builder so they can progress your file through to the next stage.	Your Solicitor will send you a letter that will notify you of your upcoming land registration. Following the letter, you should also receive a copy of your 88b certificate. Which should be included as part of your land contract.
4. DEVELOPER REQUIREMENTS	No Action Required	Your novated builder will start preparing your plans and relevant documentation for submission to the developer (if applicable, as some developers do not have estate guideline). The developer will approve and stamp your plans in accordance with their estate guidelines.

Stage	Client	Builder
5. STATUTORY AUTHORITY APPROVALS	<p>In order for us to progress your file to construction we will need you to complete the following:</p> <p>a. Provide us with proof of funding (Loan Approval) pay your first progress payment (Deposit)</p> <p>b. Confirm site is clean for AHL preferred builder to access.</p>	<p>Once developer approval is received (if applicable), your novated builder will gather all plans and required documentation for your statutory authority approval. Council/Certifier will assess and review all plans and documentation in accordance with their DCP guidelines and provide a determination accordingly. Your approval could take approximately 4-12 weeks to assess and approve.</p> <p>*Please Note: Pending Council's/Certifier's workload this approval time could take longer.</p> <p>Once approval is received from Council/Certifier, it is at this point that your preferred builder will send you your final colour document and plans for your reference.</p>
6. CONSTRUCTION 6.01: Site Commencement.	<p>Below you will find the progress payment claims that will be issued to you at the relevant point in the construction of your home in accordance with your Home Building Agreement:</p> <p>A. Pay Deposit Claim Invoice. B. Pay Slab Progress Claim Invoice C. Pay Frame Progress Claim Invoice D. Pay Brickwork Progress Claim Invoice E. Pay Lining Commencement Claim Invoice F. Pay Final Claim Invoice</p> <p>Please refer to your HBA for timeframes on your invoice payment</p>	<p>Your home is now officially in construction.</p> <p>You will receive regular emails to update you on the progress of your new home, throughout the construction period.</p> <p>You shall be allowed to schedule two site visits. These are restricted due to OH&S regulations as the property is deemed a worksite.</p>
6.02: Practical Completion/ Handover.	<p>Just prior to handover you will be issued your final progress claim. You will need to contact your financial institution (if applicable) with this invoice and arrange for final payment to be made. (Preferably Bank Chq) prior to your actual handover date.</p> <p>You will also need to arrange insurance for your home at this point, where the cover date will need to commence on the date of your Practical Completion.</p>	<p>We're now at practical completion. You will receive a time and date in writing for your handover appointment.</p>