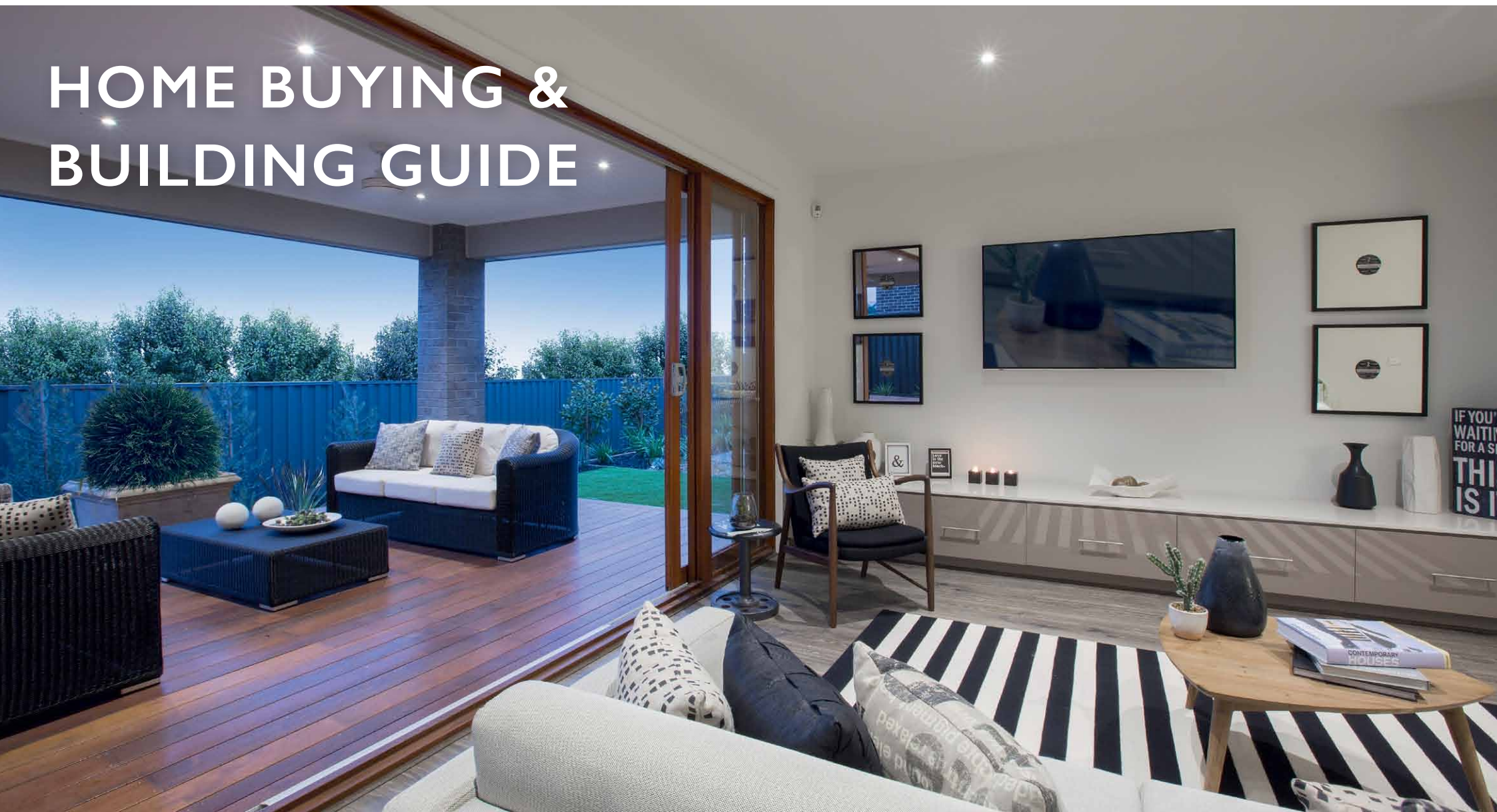
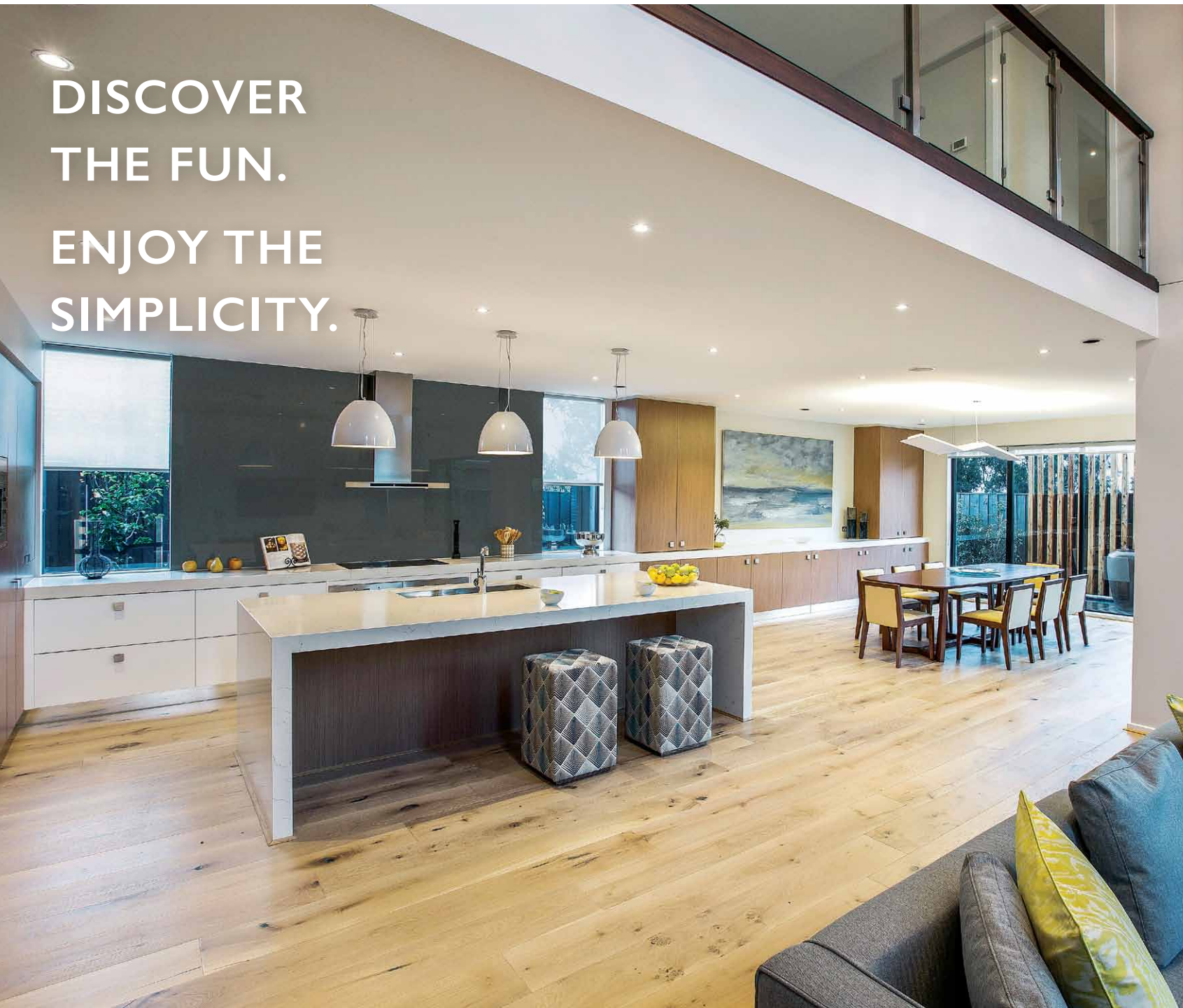


# HOME BUYING & BUILDING GUIDE



**SHERRIDON**  
*'building **made** easy'*

DISCOVER  
THE FUN.  
ENJOY THE  
SIMPLICITY.



Building a new home should be fun and exciting. You deserve a simple, smooth journey – with no unpleasant surprises along the way.



With Sherridon, you'll enjoy an open and professional service from start to finish, knowing exactly what to expect at every stage. And it all starts right here, with this simple step-by-step guide to the buying and building process. It contains everything you need to move forward with clarity and confidence.

# BEFORE YOU START

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## What comes first? The land or the home design?

**Before getting your heart set on a particular home design, you need to know it will complement the block of land you ultimately build on. With the right block, you'll be better placed to manage the overall cost and timeframe of building your home.**

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At Sherridon, we recommend that you assess your block of land carefully to uncover as many hidden costs as possible before purchasing.

There are several factors to consider, some of which are detailed below.

### **Slope of the land**

If you build on a sloping block, it will need additional ground works – such as retaining walls, surface drainage, cutting and filling. This will add time and cost to your project.

### **Orientation of the block**

The block's orientation will determine which design you choose. Ideally, you want the block and the design to work together to maximise the natural light and energy efficiency of your new home.

### **Location and proximity of easements**

An easement is a section of land on your property which someone else has a right to use for a specific purpose (e.g. drainage and sewerage lines). Easements may restrict your building options, affecting where you can position your home and whether or not you're able to install a pool.

Put simply, permanent structures cannot be built on an easement. Your final slab design may also be affected by any easements on your property or your neighbour's property.

### **Trees**

Trees on or around your land might affect your home and your neighbours' homes. In most cases, concrete piers are used underneath to reinforce and protect the house slab from roots of nearby trees.

### **Rocks**

Rocks on your property may increase building and excavation costs.

### **Soil type**

The stability and type of soil on your land may affect the cost of building your home. Sandy and light soils may require extra reinforcement, while rocky soil or thick clay may require excavation. Many developers already have this information available when you purchase in a community development.

If you've already purchased your land, we can help you choose the most suitable design for your block – taking into account your goals, budget and associated estate guidelines.

# PLANNING BEGINS

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## STEP I New Home Estimate

**Once you've chosen your block and home design, we prepare your new home estimate. This is a free service and comes with no obligation to proceed.**

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The aim of your new home estimate is to give you an indicative cost of your home. It is based on several factors including your chosen design, façade, specifications and inclusions – as well as any special variations you would like for your home.

Although we do not perform site tests at this stage, we make provisional allowances to ensure our estimate is as realistic as possible. All site costs are then confirmed after the formal surveys and tests.

### YOUR CHECKLIST

- Select your design, façade, specifications and inclusions and tell us about any variations you would like to your home
- Consider the estimate and accept it, or request modifications

## STEP 2 New Home Tender

### ✓ YOUR CHECKLIST

- Provide details of your land, including plan of subdivision
- Pay your initial \$1,000 deposit
- Review your new home tender in detail (including all costs and preliminary drawings) to ensure it meets your exact requirements
- Accept the tender by signing the agreement
- Pay a further deposit of \$2,500

### It's time to finalise the cost and design of your building project.

To prepare an accurate tender, we need independent consultants (including soil engineers and surveyors) to gather detailed site information. In the case of untitled blocks of land, we rely on the developer's engineering plan. These allowances are clearly identified within your New Home Tender and will be confirmed following the surveys and tests that are performed later.

We ask you to pay an initial non-refundable deposit of \$1,000 at this stage (which forms part of your total contract value).

Once we are fully informed about your site, we present you with your tender – which includes comprehensive costs and preliminary drawings reflecting

your design variations. Our aim is to give you as much detail as possible so that you can make an informed and confident decision.

If you wish to make minor variations after seeing the preliminary drawings, these can be incorporated into your HIA Building Contract. However, if your changes are complex, we may need to prepare another tender document. Your consultant will advise if this is the case.

Once you're ready to accept your tender, we ask you to sign the agreement and pay a further deposit of \$2,500 (which also forms part of your contract value). Any changes after this will incur charges, so it's important you are completely happy before moving forward.

## STEP 3 New Home Building Contract

### ✓ YOUR CHECKLIST

- Sign your home building contract
- Pay balance of 5% of contract value
- Provide us with proof of land ownership
- Formalise your finance approval (with our support and assistance)

### Now that you have accepted your new home tender, your consultant will submit a request for your formal home building contract and contract drawings.

Your home building contract will include:

- All the details in your approved tender
- Final breakdown of costs
- Builder's specifications
- Full set of contract drawings
- Your HIA Building Contract which details each party's rights and responsibilities

At this stage, we'll require proof of land ownership (e.g. rates notice) as well as formal finance approval from your lender. (If you're paying by cash, we'll need a statutory declaration and bank statement.)

Once the contract is prepared, we invite you to our office to sign and pay the balance of 5% of the contract value.

Any variation requests after this step (including no cost items) will incur a \$1,000 post-contract variation fee. So once again, please ensure everything is exactly as you want it.





## STEP 4 Style and Selection

**Your style and selection appointment is exciting and enjoyable. It's your opportunity to personalise the overall colour scheme and the key features of your new home.**

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The Gallerie Selection Centre is a home buyer's paradise. It offers a complete range of quality and designer products – featuring the latest trends in home design.

During the appointment, you'll be guided by an interior designer who will help you choose fittings, fixtures and finishes to match your tastes and lifestyle.

Rest assured that with Sherridon, your new home already comes with a level of specification that every buyer expects, ensuring you're already off to a great start. You're not obliged to upgrade. In fact, you'll spend most of your time simply confirming the finishes already included in your tender.

However, if you do decide to make changes or upgrades, it makes sense to do so now rather than later when it is more difficult and costly.

Please allow up to four hours for this appointment.

### YOUR CHECKLIST

- Visit the Gallerie Selection Centre before your formal appointment to preview your options (open Saturdays 9am-4pm). This will make your actual appointment more efficient and productive.
- Attend your scheduled Style and Selection appointment to finalise your choices



## STEP 5 Approvals and Permits

**Now that you've selected your home's colours and features and signed the contract, it's nearly time to start building.**

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Before construction can begin, we need approximately six to eight weeks to gather documentation, apply for permits and secure council approvals on your behalf.

Below are the various items we will need to take care of for you.

### **Design Approval**

We will source approval from the developer so that the building permit can be issued.

### **Asset Protection Permit**

This permit is designed to protect council assets (e.g. footpaths) and ensure you will not be held accountable for any pre-existing damage.

### **Dispensation - Report and Consent**

If your project does not follow a requirement of the Building Regulations 2006, we must apply for dispensation via council report and consent.

### **Consent to Connect (PIC) number**

'Consent to Connect' is generally issued via water retailers. (Required when a new connection and/or alteration to below ground sanitary drains will occur.)

# TIME TO BUILD



## STEP 6 Base

The excitement officially begins. It's time to clear the site so that the plumbing can be laid beneath your new home. The slab is then formed and poured.

## STEP 7 Frame

All hands are now on deck. Wall frames and roof trusses are erected as your new home starts to take shape.

## STEP 8 Lock up

The roof cover, brickwork and windows are constructed and installed.



## STEP 9 Fixing

Your new home starts taking form and depth, reflecting the design and colour choices you made.

Plasterboard to internal walls, ceilings, skirting boards, architraves, doors and stairs are all installed. Kitchen and bathroom works begin (including cabinetry) and all external cladding is completed.

## PROGRESS PAYMENTS



First progress payment due

# 20%

of contract value

Second progress payment due

# 20%

of contract value

Third progress payment due

# 25%

of contract value

Fourth progress payment due

# 20%

of contract value





## STEP 10 Completion

Painting, tiling, electrical and plumbing fit-offs are completed. Shower screens, mirrors, stone bench tops, sinks and basins are installed. And all other external works are finished.

You will be advised in writing as soon as your new home is ready for inspection in preparation for final handover:

You will then be invited to attend a practical completion inspection with your building supervisor who will demonstrate the features of your home and discuss any issues you may have. The independent building surveyor will also undertake a quality control inspection.

Settlement generally occurs 14 days after your practical completion check.

# COMPLETION



## STEP 11 Settlement

You now own a brand new home!

Your building supervisor will conduct an onsite handover on settlement day. Appliances will be installed at an agreed time – ideally on the same day as settlement to avoid theft.

After you pay the balance owing on your final statement, you will be presented with your keys and settlement pack.

Fifth and final progress payment due

# 10%

of contract value plus any unpaid variations

## After-care service

### The first three months after your home is built is called the **Builder's Maintenance Period**.

During this period, we ask that you keep a list of any issues or faulty items that you are aware of. Then at the end of the three months, we'll ask you to send us your list and we'll arrange for a member of our maintenance team to visit your home.

## Your Sherridon Team

### Home Sales Consultant

Your Home Sales Consultant will guide you through the first few steps of the buying process. They'll work with you closely to understand your needs and to help you select the most suitable home design, applying any variations you may want.

### Planning Manager

Your Planning Manager will coordinate all documentation, ensuring it is accurate and complete. They will also set timeframes for your new home tender and HIA Building Contract – and ensure all conditions are satisfied.

Finally, your Planning Manager will send relevant documentation to the Gallerie Selection Centre in preparation for your style and selection appointment.

### Client Relationship Specialist

You will meet your Customer Relationship Specialist when it's time to sign the HIA Building Contract. They will then remain your primary contact throughout construction – from the moment your slabs are formed through to final inspection and handover.

### Approvals Manager

Your Approvals Manager is your primary contact from the time you sign your building contract through to the start of construction. They will submit permit applications, request site surveys and organise soil testing reports.

### Site Supervisor

Your Site Supervisor oversees the day-to-day construction at the site to ensure every aspect is built to the Sherridon standard of quality. They liaise regularly with your Customer Relationship Specialist to ensure you are updated throughout.

Your Site Supervisor will also be the one to walk you through your new completed home for the very first time.

\* **Timeframes are approximate only and may be affected by factors outside of our control.** Such factors may include (but are not limited to) weather, unforeseen site conditions, council approvals and finance. Timeframes are based on selection appointments being completed as scheduled and delays will occur if the customer does not complete their tasks in a timely manner.

## BUILDING TIMELINE



Initial deposit to tender request  
(Sales)

**10 DAYS\***

Tender request to new home  
tender issue (Head Office)

**3 WEEKS\***

Tender issued to tender signed  
(Sales)

**10 DAYS\***

Contract request to  
contract issued

**2 WEEKS\***



Contract signing to style and selection appointment

**2-3 WEEKS\***

Style and selection complete to receiving approvals and permits

**5 WEEKS\***

Building permit received to site commencement

**5 WEEKS\***

Construction single storey

**22 WEEKS\***



Construction double storey

**32 WEEKS\***

# START YOUR DREAM TODAY



Contact Sherridon  
to get your new home  
plans underway.

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**SHERRIDON**  
*'building made easy'*