



Brolen Homes

NEW HOME BUYER'S GUIDE



www.brolenhomes.com.au

New Home Buyer's Guide

Brolen Homes understands that building a home is one of the most important decisions that you may make in your life. Our experienced team is committed to ensuring that every step in the building journey is simple and easy to follow, which is why we've put together a New Home Buyer's Guide to ensure the journey is as memorable, enjoyable and stress free as possible.

Brolen Homes prides its reputation on delivering an exceptional service throughout the building process, your journey is ours together. We are proud to make your dream home a reality from the first consultation to the final inspection and handing the keys over to you.

IMPORTANT CHOICES TO MAKE YOUR DREAM HOME A REALITY

Design & Information Exchange

Once you have viewed our display homes and extensive range of designs, you've already taken your first step in the right direction.

To continue the journey, one of our friendly sales consultants will meet with you and begin building a profile by gathering key information regarding your land and the needs for your family, lifestyle and budget.

It is here where you discover what Brolen Homes offer - great value, unique designs and luxury inclusions.

New Home Tender

Once you have selected a Brolen Homes design, we will prepare a detailed tender that includes any requested options and upgrades.

One of your sales consultants will then make an appointment to present your New Home Tender.

Upon accepting the Tender, you will be asked to pay a 'Design Preparation Fee' to cover the costs of a contour survey of your land, the preparation of architectural plans and the siting of your home including all elevations and ground levels.

Pre-construction

Our sales consultant will present you with the 'Design Plan' which also includes the siting of your new home. They will guide you through the journey, explaining to you the design in relation to your land and the results of our initial appointment.

At this point, you will be provided with an opportunity to make minor corrections and clarifications to your new home design.

We will then finalise the design based on the review process and update your New Home Tender as a result of plan changes or variations and present you with a final New Home Tender for your approval.



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CONTRACT AND APPROVALS

Contract Signing

We prepare a HIA Building Contract for you that requires your signature along with other approval documentation such as authority applications and service connections..

Once you have reviewed and signed the Contract you will be required to pay a 5% Commencement Fee at which Brolen Homes will get started on preparation of documents and payment of fees to obtain approval in order to begin building your new home.

Choose your Colours

This stage is possibly the most exciting for a new home builder - the colour selection.

To assist you with this journey, our colour designers have developed several External & Internal Colour Theme Boards incorporating current trends with affordability. These boards cover all the finishes and colours for your new home in just one sitting.

Upon arranging an appointment with one of your colour designers, we will help you select floor coverings, joinery, paint colours, door furniture and all other sections including lighting and electrical layouts.

Your selected colours will then be sent to the land developer for pre-approval if required.

Pre-commencement

Before we can commence construction on your home, we undertake a final checklist with you to ensure we are ready to begin building your new home.

- We require a letter of finance approval from your financial institution as well as evidence of ownership of the land
- We finalise your detailed architectural construction plans with you to ensure all last minute changes have been finalised and all details are correct
- We obtain a construction certificate to permit the commencement of construction
- We provide you with a Final Contract Validation form with your Construction Plans and Final Contract Price for your to authorise. Once authorised, we will then allocate the job to Construction ready to commence



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CONSTRUCTION

Commencement

Our construction team begins ordering materials, schedule labour and prepare all site work in order for construction to commence.

During this period, your assigned a Team Leader who will ensure communication is clear, allowing you to follow your homes progress using our Builder Companion system. We will act as a conduit between you and the supervisor to ensure you are always kept up to date with site activity. On a regular basis, you will receive an update regarding the progress of your home and we will be happy to answer any questions you may have.

At the completion of each milestone of construction, you will receive a progress claim and request to arrange payment.

Milestone 1 - Concrete Slab Stage

This is a major milestone where we start by excavating the site to achieve the approved levels, piercing, formwork drainage and pouring of the concrete slab.

Milestone 2 - Frame & Trusses Stage

This is the stage where we deliver and erect the frames & trusses, windows and fascia & gutters.

Milestone 3 - Lock-up Stage

The brick work will be delivered and completed along with the roof.

Milestone 4 - Internal Fixing Stage

Plumbing and electrical 'rough-ins' are complete. Installation of wall insulation along with wall and ceiling linings. We will also install skirting boards, architraves and external & internal doors, kitchen and vanities to bathrooms.

Milestone 5 - Painting Stage

At this stage, we will be nearing completion of your new home and have completed the painting and tiling works. The plumbing and electrical final 'fit-offs' and the installation of shower screen and mirrors in the bathrooms.

Towards the end of this stage, your supervisor will invite you to an initial walk through presentation of your new home. During this time, the supervisor will present your home to you and point out all of its features.



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CONSTRUCTION (Continued)

Milestone 6 - Settlement & Handover

This is the most satisfying and enjoyable of all stages, because its the one in which you'll take possession of your new home. You need to make your final payment or have a bank cheque for the final progress payment prior or on the day of handover.

On the day of the settlement, your supervisor will conduct an on-site handover. This involves a final walk through in which we will hand you the keys to your new Brolen Home. Your supervisor will also guide you through the Home Care Manual and agree on the delivery and installation dates for appliances.

After settlement, you'll take possession of your new home. However, you'll need to provide access on the agreed dates so our Service Providers can deliver and install the finishing touches.

MAINTENANCE & WARRANTY

Within three (3) months, should there be anything that needs touching up as a result of maintenance, we will inspect your home at your request and all agreed maintenance works will be documented and completed.

For further information
Call **(02) 8776 8000**
Email sales@brolenhomes.com.au

or please visit



Brolen Homes

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