



ROCKWEALTH
— PROPERTIES —

Building Wealth through Property Investment, one Person at a time

WHAT TO EXPECT?



CONTRACT SIGNING TO BUILDING START

- The Builder is provided with your details to produce the requested HIA New Homes Contract by your nominated Sales Agent.
- The contract will be issued for signing, please ensure you sign all pages as indicated.
- On receipt of your signed HIA Contract along with your 5% Deposit Payment, we will countersign the contract and send a copy back to both you and your Sales Agent.
- It is at this stage that the Builder must wait for the Land Developer to advise when Title Release is due. The Builder will begin to prepare your Initial Drawings but otherwise they must sit and wait until your Title is released from the Titles Office before the Builder can move further. Your Land Developer and Solicitor will advise you when title release is close.



- Once the Builder have been advised that your Title has been released they will then gather all information required for your Building Permit
- It is at this stage that the Builder will require the following from you (if not already received)

*Formal Finance Approval
Confirmation of Land Settlement*



- The Builder will strive to have your file over to their construction team within 6-8 weeks from Title Release.
- The Builder will send any updated documents to you for signing prior to commencing the construction of your home ie: Final Working Drawings, Updated Colour Schedules etc.
- The Builder will keep you updated along the way with emails at key stages. They will also provide an updated workflow report to your Consultant every week.

See next Guide for
FROM BUILDING START TO FINAL HANDOVER



WHAT TO EXPECT?

FROM BUILDING START TO HANDOVER

1. Once your file has been sent to the Construction Team it will take approximately 10 days for works to commence onsite (weather pending).
2. A Site Start Letter will be emailed to you once commencement is confirmed, this includes the Contract Completion Date as per the HIA Contract. The builder will strive to complete your home before this date.
3. The builder will send you photos at the completion of each stage so you can keep track of our progress.
4. If you have any questions throughout the build process please do not hesitate to contact your builder.

Handover Process

5. Once your home has reached Practical Completion, you will be contacted by one of the builders Customer Service team to arrange the Practical Completion Inspection, this can either be with you or a representative appointed by you
6. This inspection must occur within 7 days of notice as per the HIA New Homes Contract
7. During this time the Final Invoice and Occupancy Permit will be emailed to you, please ensure this is passed on to your bank
8. Any items identified at the PCI* will be rectified usually within 7 days
9. One of the builders Customer Service team will advise you when all items have been rectified.
10. You then have 7 days to pay the Final Invoice from this point as per the HIA New Homes Contract

**** Please Note**

-Appliances and Landscaping are not completed at this stage, these items will be completed the day prior to Handover

11. Once Final Payment has been received one of the builders Customer Service team members will contact you to arrange the Handover appointment (this will take approx. 5 working days from when payment is received), this can either be with you or a representative appointed by you.
12. Handover is completed onsite at the property, all appliances are checked and working, house will be cleaned (builders clean only) and all keys provided. You will be asked to sign off acceptance of property.

At Rockwealth Properties, we are here to help you throughout this journey and are more than happy to guide you through the process.



Build Stages & Progress Payments

- 1) Base Stage
15% payment (approx 1-3 weeks)
- 2) Frame Stage
20% payment (approx 3-4 weeks)
- 3) Lock Up/Enclosed Stage
25% payment (approx 4 weeks)
- 4) Fixing/Fit off Stage
20% payment (approx 5 - 6 weeks)
- 5) Practical Completion Inspection (PCI)
15% payment (approx 2 - 8 weeks)
- 6) The Handover

** ACC - Authority To Commence Construction - ie: confirmation from bank we can start building*

** PCI - Practical Completion Inspection*