

STEP 1 - Getting Started

Congratulations! This is the start of your new home journey the Armaan Homes. By paying an initial Deposit of \$2,000 you will have secured your base house price for 6 months. Your base house price is secure on the following conditions:

- Provide copy of your Contract of Sale of land
- Provide a clear copy of your Plan of Subdivision
- Finance approval provided by initial Deposit date.
- Sale Paperwork must be completed and submitted to Armaan Homes with 14 days of initial deposit being paid.

Initial deposit will be used to order soil, survey property information and related administrative works. Initial Deposit will be deducted for your 5% deposit payment at contract,

Note \$2,000 initial Deposit is non-refundable.

Step 2 – Complete Sales Files

Armaan Homes will then review all the information provided regarding:

- Project overview
- Developer requirements
- Building envelope
- Building regulations
- Finalised structural changes

Once. The information has been reviewed Armaan Homes will guide you through your building journey. This is started by scheduling your Tender, Colour, Tile selection and Contract appointments.



Step 3 – Tender

You will be presented with your Tender document which will outline your site costs, site plan and preliminary working drawings.

Upon acceptance of the Tender, you will pay \$3,000 and thereby authorise Armaan Homes to prepare all formal documents (Building Contract, plans and specifications) for the building of your new home.

Step 4 – Colour Selection

Colour Selection is one of the most exciting steps, where you will get to choose the styling of your home, both inside and out. You will work with your professional design consultant to choose the final products, colours, finishes, lighting and electrical for your new home.

Step 5 – Site Stat Preparation

Armaan Homes will submit a building permit Application to Building Surveyor who will review and issue a Building Permit once all relevant documents have been accepted and approved. We must have received all required permits and approvals, evidence of the owner's title to the land, full details for restrictions and covenants which affect the land evidence of finance for the contract price, all drawings are signed and all pre-site HIA contract clauses are met.

Step 6 – Site start

This is official start of construction process. We will send a letter confirming construction has commenced.



Step 7 – Base Stage

Your block of land will be prepped and ready to build on, with temporary fencing installed, site excavation, and under-ground connections laid. Pre-slab and steel reinforcement inspections are carried out by an independent Building Surveyor. Base stage is complete once the concrete slab is poured.

Upon completion of base stage, a 10% progress payment is due.

Step 8 – Frame Stage

Your walls are marked out and work on your windows, door frames and roof trusses begin – giving your new home its actual shell. Framework inspection is carried out by an independent Building Surveyor.

Upon completion of frame stage, a 15% progress payment is due.

Step 9 – Lock Up Stage

This is a significant milestone as it's when we're able to effectively 'lock up' your home. Brickwork, all cladding, roofing, and insulation are all installed. Temporary external doors may be hung and fixed into position in order to ensure the security of your home.

Upon completion of lock up stage, a 35% progress payment is due.

Step 10 – Fixing Stage

Rough-ins internal cladding, architraves, skirtings, internal doors, baths, basins, cabinets and cupboards are fitted and fixed in position.

Upon completion of fixing stage, a 25% progress payment is due.



Step 11 – Fit off stage

The focus shifts to the inside of your home during this stage, and you will see your colour selections come to life. Whilst we paint your home, we will install titles, benchtops, shower screens, mirrors, and door furniture. We will fit off all plumbing and electrical connections.

Step 12 - Practical completion inspection (PCI stage)

A final inspection is carried out by an independent Building Surveyor prior to issuing the Certificate of Occupancy. A Armaan Homes representative will carry out the Practical Completion inspection with you, to make sure you are happy. Please allow up to 24 days for all items to be completed for settlement. You will then be able to complete Settlement from that date.

You are then required to organise final 10% payment in readiness for the settlement with 14 days.

Step 13 – Completion

Congratulations! Your brand-new home is complete and ready for you to move in!

On the day of settlement, you will meet your Construction Supervisor who will conduct an on-site handover and you will take ownership of the keys to your new home.

You are now required to pay your final 10% payment.



Step 14 – Aftercare Warranty

Once you have taken possession of your new home, your builder is obliged under Section 39 of the HIA New Home Contract to perform routine maintenance and carry out any adjustments caused from settlement. The industry standard for this maintenance period is thirteen weeks, however, Offer and extended period of six months from the settlements date of your home.

Step 15 – Agreed Works

Should there be anything that needs touching up or repairing this is when we organise those work for you.

Step 17 – Completion Of Works

All agreed works are completed and you will receive confirmation in writing.

Talk to us about your new home

Make an appointment for an obligation-free consultation, or for more information, please call on 0433339504 or email on info@armaanhomes.net.au

