



Buying YOUR **first home** IS **easy**

A Step-by-Step Guide
for First Home Buyers





By speaking to an expert you will have a strong advantage on your side. It means you will have a clear budget in mind, someone to answer all your questions, and the confidence to move forward.

Doing anything for the first time can be daunting. When you are making one of the biggest commitments you will ever make in your life, it can be downright nerve-wracking. However, if you follow a few basic steps, buying your first new home doesn't need to be as scary as you might expect.

This booklet has been designed to outline those steps. It makes buying your first home easier to understand, helps you to get underway, answers some important questions... and maybe eases the nerves a little.

How to get started

Set up your finance first.

Securing the lowest possible interest rate offer is an opportunity for considerable savings over the span of your mortgage as most of a home's mortgage repayments goes toward paying interest.

There's no better way to start the journey to build your first home than with a pre-approved loan. Financing the building of a new home is highly specialised, so it's important to speak to someone with expertise in providing house and land finance. We advise that first homebuyers seek the assistance of a reputable, independent mortgage broker or a bank.

Building a home involves a few extra steps in the finance process but it doesn't have to be difficult, especially when you've got an expert on your side! For example, they will show you:

- 1** How much deposit you will require to purchase your new land.
- 2** How you can apply for Government grants and what you may be entitled to.
- 3** How much you can comfortably borrow, and what your repayments will be.
- 4** Which lenders are offering the best loan package for you.
- 5** How you can arrange for your home loan to be pre-approved.
- 6** How much you will need for all the extras like stamp duty, legal fees, etc.



For eligibility requirements and further information in relation to the First Home Owner Grant or duty concession for first homebuyers, please contact the State Revenue - Department of Finance or visit www.finance.wa.gov.au

All about Government Grants and Entitlements

This grant is available to First Homebuyers in Western Australia:

First Home Owner Grant

New Homes or Construction

\$10,000*

grant to first home owners who purchase or build a new home.

First Home Owner Rate of Duty

Vacant Land

Dutiable Value

Rate of Duty

\$0 - \$300,000

Nil

\$300,001 - \$400,000

\$13.01 per \$100 or part of \$100 above \$300,000

*This information has been obtained from the following website: www.finance.wa.gov.au. The information is valid at 1 July 2017 but may be subject to change. Further information regarding the First Home Owner Grant may be found at the aforementioned website.



How to choose the right homesite

Location, location, location!

It's so very, very true, nothing is more important than the location of your new home to enjoy living, raise a family and get maximum value if you sell in the future.

As a guide, here are some of the key questions you need to answer before choosing your homesite:

- 1** How conveniently is it located to amenities?
- 2** Is the location in a sustainable community with established trees and public open space?
- 3** Will there be recreational areas such as parks, BBQ areas, walking paths, and sporting fields nearby?
- 4** How close are you to major transport links such as freeways, train lines or bus services?
- 5** Where are the closest schools and child-care centres, and would they suit your current or future family needs?
- 6** Where is the local supermarket? Is there a bigger regional shopping centre close by?
- 7** Is the homesite serviced by good broadband services? If not connected to the NBN, when will it be available?

Please refer to the provided checklist at the back of this brochure to help you choose and compare your top homesites.



“
Ask to take a look through
another home they have
built if they don't have a
display home. Does the
builder have a design that
suits your needs?
”

How to choose the right builder

The two biggest decisions to make are where you want to live, and what is the right home for you. When it comes to choosing a home design, start by choosing a homesite in the location that will match your vision for a home and lifestyle. Also keep in mind what might sell well when you and your family decide it's time to sell.

Your builder can also be of great assistance so it is wise to choose your builder carefully. Reputation is everything so find out as much as you can about the builder you're considering. How many homes have they built? What do their customers say? New homebuilders must hold a valid builder registration, so make sure you check this.

It is also vitally important to know your budget before you start, which your lender or mortgage broker can help you with.

Then ask these questions:

- 1** Does the home fit the homesite I have chosen?
- 2** Will the design meet all local government planning rules as well as the developer's design guidelines?
- 3** Is it the best environmentally friendly design for energy efficiency and air-flow?
- 4** How many bedrooms do you need? What about the kitchen and living areas?
- 5** Do you need to cater for a growing family?
- 6** What are the things you must have in a new home and things you could compromise on to stay within your budget?



Why buying off the plan could work for you

There are many benefits to buying off the plan. Not only can you choose the perfect home from the massive number of designs offered by builders, it allows you to put your own style into the home with your choice of colours, finishes and appointments, something you can't do with an established home.

Here are some advantages of buying off the plan:

- 1** The flexibility of designing your home to suit your needs.
- 2** Many builders use Computer Generated Images to create visual depictions of a home to show you how it will look when it is finished.
- 3** Enhanced floorplans help to further convey the room sizes, and can assist in the planning of furnishing and styling your new home.
- 4** Buying off the plan will generally involve an extended settlement period giving purchasers the time to get financial affairs in order.
- 5** Gives purchasers the opportunity to secure a property at today's market price.
- 6** Offers a greater selection of homes available for your budget.
- 7** Allows you to choose preferred colour schemes and options.

7 Glossary

To assist you to purchase your first home, we have collated a list of property terms that you might come across in your search:

BAL Rating: An Australian Standards classification determining bushfire risk. Levels are based on region, vegetation type on the property, sloping and distance to other vegetation types.

Bridging Finance: This is a special form of finance for people who have purchased a new home but have not sold their old home quickly enough to fund the purchase. It is therefore not available to first home buyers.

Design Guidelines: Guidelines that a developer places on the design of the homes within their project, normally to maintain quality and design consistency throughout the estate.

Elevation: An illustration of the outside of the home from the front, rear, or side that represents the finished design and appearance.

Frontages: This relates to the width of a lot.

Home Orientation: This is the way the home faces. If it is orientated north, it will be naturally warmer in winter and cooler in summer.

Off the Plan: A property that is not currently built or sold as a house and land package, based on home plans and specifications provided by the home builder.

Pre-Approval: A letter from a bank or financier confirming the likelihood of being able to borrow an amount of money. A pre-approved mortgage is still subject to review once a specific property has been chosen.

Residential Medium Density codes (RMD):

A state based policy on the size, boundary, layout and set backs of your home on a certain lot type.

Restrictive Covenant: These are binding legal obligations written on the title of a property by the seller, and can include rules around adequate maintenance of property and limitations on colours and finishes.

Setbacks: These determine your boundary of the external house. Setbacks apply to all boundaries, check with your local council.

Settlement: This is when the money is paid to the seller, and the title is transferred into the land purchaser's name. To protect all the parties involved, this must all happen at the same time and requires a great deal of organisation for the settlement agent.

Settlement Agent: After the initial purchase of a property, these are the consultants or firm appointed by the purchaser to handle all the legal matters regarding the transfer of property between seller and buyer.

Site works: Any extra costs associated with the construction of a house on a given lot. This includes earthworks, soakwells and connect of services i.e. gas, sewerage, water and electricity and connections.

Star Rating: This is the rating a home has in terms of energy efficiency. It relates to construction materials, insulation, orientation, design, etc.

Titles: A legal document outlining the details of a property and verifying the property owner's and financier's rights regarding ownership of a property. It is usually held by a bank or financier while a mortgage is registered on the title.

Variable Interest Rates: Interest rates that rise and fall along with the market. This is in contrast to 'fixed' interest rates that don't change. Ask your mortgage broker what's best for you.

We hope this has been of assistance

If you need any help or have any questions on building your first home, do not hesitate to speak to a Mirvac Consultant. Call on **9424 9989** or visit **www.mirvac.com**

OUR HOMEBUYER'S CHECKLIST

To help you decide which Mirvac community suits you best, we have created the following checklist. To compare your selected Mirvac community with other estates in the area, just tick the boxes on what features and amenities are available.

	Your selected Mircvac community	Other estates
Convenience Shopping	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>
Community Areas	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>
Parklands	<input type="checkbox"/>	<input type="checkbox"/>
Cycleways	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>
Primary Schools	<input type="checkbox"/>	<input type="checkbox"/>
High Schools	<input type="checkbox"/>	<input type="checkbox"/>
Freeway/railway access	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Centre	<input type="checkbox"/>	<input type="checkbox"/>
Nature Reserves	<input type="checkbox"/>	<input type="checkbox"/>
Sporting Grounds	<input type="checkbox"/>	<input type="checkbox"/>

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Contact your local Mirvac Sales Consultant on 08 9424 9989