

EASY STEPS TO PURCHASING



Our simple-to-follow process makes it easy to turn your dreams into a reality, giving you certainty and peace of mind when you build your home with Mirvac.

Land



LAND PURCHASE

Initial Reservation Amount

This reservation amount takes your land off the market to give you time to exchange contracts. An initial reservation amount of \$1,000 is to be paid by you and if you decide to proceed to exchange contracts, will be applied as part payment of the deposit under your Contract of Sale. If you decide not to proceed to exchange contract or do not do so within 14 days of paying the reservation amount, \$500 will be retained by Mirvac to cover administration costs. The remaining \$500 will be refunded.

Land Contracts Issued

Contracts are issued by Mirvac solicitors to your chosen solicitor.

Exchange

Your signed contract is delivered to Mirvac's solicitors so the contract can be exchanged. You will be required to pay the 5% deposit (less the initial \$1,000 reservation amount) within the time frame stated in your contract.

Settlement**

At settlement you will be required to provide your \$4,000 Design Guidelines Compliance Bond in accordance with the Special Conditions of your Land Sale Contract.

Your land typically settles 21 days after the registration of the plan creating your land as separate title.

**Actual settlement dates are subject to purchaser's sales contract terms.

House



PRE-CONSTRUCTION

Selection

Choose a design from The Village Collection of homes that has been created to celebrate the rural village heritage character of Menangle.

Indicative Siting/Tender

An indicative siting and initial tender is completed and presented to you by the Sales Consultant.

Deposit

A \$5,000 non-refundable deposit is to be paid to Mirvac to proceed with 'pre-construction' procedures.

Acceptance of Plans and Deposit Tender

Plans and a deposit tender are completed for your approval. You will be asked to confirm acceptance and approve by signing with your Sales Consultant. Upon acceptance and signing of your plans your Sales Consultant will then introduce you to your personal Customer Relations Administrator who will continue to be your primary contact for the remainder of the home building process.

Building Contract Issued

An appointment is secured to finalise and sign your building contract with your Customer Relations Administrator.

Pre-Approval Process

BASIX (energy sustainability), Water Board and the Design Review assessments are arranged and managed by Mirvac.

Development Assessment Process

Your plans are submitted by Mirvac to Council for your Development Application (DA) and Council/Private Certifier for your Construction Certificate (CC). Your Customer Relations Administrator will update you on the progress of your building approvals.

Colour/Electrical Selection

You will have a consultation with our Mirvac Colour Consultant at The Studio. At this appointment, you will choose your electrical inclusions and colour selections for interiors and exteriors of your new home.

Secure Your Finances

You need to complete the settlement on your construction home loan with your lender.

Final Consolidation

Once approval is received, the final building agreement, post-contract variations and final consolidated documents are completed, presented to you and executed. This is coordinated by the Customer Relations Administrator on your behalf.

CONSTRUCTION

Authority to Commence Construction

An authority to commence construction (ACC) letter, is required from your lender to commence construction. Upon receipt you will need to forward a copy of this letter to your Customer Relations Administrator. House construction can begin any time after settlement of the land purchase, subject to all necessary approvals.

Construction Process

A Mirvac Site Supervisor and Mirvac Site Manager will oversee the exciting phase of constructing your new home. Your Customer Relations Administrator will keep you updated on key steps throughout construction.

Progress Payments

At certain stages during construction you will be required to make progress payments. A schedule of payments is included in your building contract which should be provided to your lender.

Hand-over Appointment and Settlement

Your Customer Relations Administrator will advise you of the practical completion of your home and Hand-over Appointment. On the day of settlement an appointment is coordinated to inspect your completed home, settle the final payment and receive the keys.

Design Guidelines Compliance Bond

Once your home, landscaping, driveway and fencing is completed, Mirvac will undertake a compliance inspection. Once Mirvac is satisfied the works have been completed in accordance with your Design Guidelines approved plans, your compliance bond will be returned.

The information on this page is general in nature only and is subject to the terms of your contract for sale of land and building contract. To the extent of any inconsistency between the information on this page and the contractual documents between you and Mirvac, the contractual documents prevail. While due care has been taken in preparation of the information on this page, Mirvac makes no representations that the information is accurate or complete. Purchasers should obtain and rely on their own advice regarding the obligations under their contractual documents.