

# YOUR PRE-BUILD Journey

BRIGHTON  
HOMES  
let life in.



## STEP 1 INITIAL QUOTE

Choose your favourite Brighton Home Design!

- Discuss your vision with your Building and Design Consultant.
- To complete your quote we will need:
  1. A plan of subdivision for your land. Referred to as a SP, RP or DP plan.
  2. The developers design guidelines for your development. Commonly known as the covenant.
  3. Estate bushfire report (if required)
  4. Estate Acoustic report (if required)
- With this information, a quote will be completed for you.
- Once your quote has been presented to you, our MyChoice Home Loans team will call you to discuss your finance options.
- You also have the option to book a Pre-Deposit Walk Through at our MyChoice Design Studio to view our range of products.



## STEP 2 PRELIMINARY AGREEMENT

Your dream design has been agreed on

- Now we will ask you to sign your Preliminary Agreement.
- This is where you will pay your initial \$3000 (non-refundable) deposit fee.
- Your quote price will now be secured for 180 days.
- We will arrange soil test, contour survey and property information report.
- The MyChoice Design Studio offers Open Studio sessions to allow you to revisit our Studio as often as you like prior to your Selections Appointment.
- If you have any changes they will be discussed, a variation raised and your quote will be amended.



## STEP 3 CONSOLIDATED TENDER

All reports have been received

- We will produce and issue the Consolidated Tender (CT).
- A meeting will be booked to present the Consolidated Tender with your Building and Design Consultant. This is the time for you to sign and accept your CT and paperwork, so we can move forward.
- Now for the fun part, your MyChoice Selections and Electrical Appointments will be booked at our MyChoice Design Studio.
- You will be allocated a Project Coordinator to guide you through this exciting journey.



## STEP 4 PLAN PRESENTATION

Now it's getting exciting!

- Your plans will be ready for you to view. You will be booked in for an appointment with your Project Coordinator, to review and sign off on your plans. Should there be any errors or minor adjustments, these will be addressed during this stage.
- You will also have your Open Studio Appointment with MyChoice Design Studio today. You will get to see all the choices available to you for your new home. You will be able to request pricing for any upgrades you may be considering.



## STEP 5 MYCHOICE STUDIO

Finally, it's shopping day!!

- This is where you get to turn your house into your dream home with your individual colour and design choices.
- This is an all-day affair. Your lunch is provided for your convenience.
- Please bring all your design pallets, Pinterest photos, and design ideas. This will help your Interior Design Consultant achieve the look you are after.



## STEP 6 CONTRACT SIGNING & ELECTRICAL PRESENTATION

Appointment time

- You will attend your Contract Signing Appointment to review and sign your contract with your Project Coordinator.
- On this day you will also attend your Electrical Appointment to plan the electrical layout for your home. You will be able to discuss and finalise any upgrades and pricing for any additional electrical components.



## STEP 7 BUILDING APPROVAL

We are getting close to starting your new home

- Once your contract, colours and electrical are finalised, your plans will be lodged to our private certifier to obtain your Building Approval (BA).
- We are getting so close to starting your new home. Once Building Approval is received you will be invoiced the remaining 5% of your deposit.



## STEP 8 AUTHORITY TO COMMENCE CONSTRUCTION

Fantastic news, your building approval is here!

- You will need to send to your Financial Lender a copy of the Building Approval.
- Your Lender will now supply to you a letter called the Authority to Commence Construction (ACC).
- Within 20 days from Brighton receiving your ACC along with any outstanding documentation, we will start the construction of your new home.
- If self-funded you will need to meet conditions from your HIA Building Contract.

# YOUR BUILD

## Journey

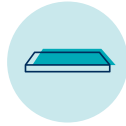
BRIGHTON  
HOMES  
*let life in.*



### STEP 1 SITE START

Your home will start to begin

- Once all conditions are met as per your HIA contract and ACC is received, construction of your new home will commence within 20 working days.
- All orders for materials and labour for your home will be sent to our suppliers and contractors.
- This is when the fun begins and your new home starts to become a reality.
- Your Site Manager will contact you once a date for commencement is booked in.



### STEP 2 BASE STAGE

Excavation will be completed

- Your Site Manager will make contact to invite you to a meeting on your site to discuss the building process of your home.
- Next your site excavation will be completed, followed by slab drainage works.
- If piers are required, they will get poured.
- And finally, your slab will be completed.
- Base stage invoice will be sent out to you for payment.



### STEP 3 FRAME STAGE

Your home will start taking shape

- Your home frame and roof trusses will be installed.
- Frame stage invoice will be sent out to you for payment.



### STEP 4 ENCLOSED STAGE

Now your home is definitely taking shape

- External wall cladding is fixed, roof covering will be completed and structural flooring is laid.
- External doors and windows (in some cases temporary) will also be installed.
- You will be invited along for a pre-plaster walk through with your Site Manager to allow you to view all your plumbing and electrical rough-ins.
- Enclosed stage invoice will be sent to you for payment.



### STEP 5 FIXING STAGE

We are getting close to the end

- All internal linings, architraves, cornice, skirtings, internal doors, waterproofing, wet area tiling, built-in cabinets (excluding shelves) and built-in cupboards (excluding shelves) are fitted and fixed into position.
- Fixing stage invoice will be sent to you for payment.



### STEP 6 PRACTICAL COMPLETION

Celebrations are in order, your home is almost complete

- Brighton will have completed our own internal Quality Inspections and will have arranged for an independent inspection by handovers.com
- Your Site Manager will book an appointment with you for a walk through of your home (PCI - Practical Completion Inspection). If any minor items are found they will be resolved before handover.
- Please contact your Financial Lender to meet requirements for handover to allow funds to be released on handover day.
- Final Invoice will be arranged and sent to you for payment.



### STEP 7 HANDOVER

Congratulations your journey is now complete

- Your beautiful house is waiting for you to turn it into your family home.
- Handover will be booked in with your Site Manager to ensure your PCI items have been completed and the keys to your new home will be handed over.
- For handover to be completed, the remaining funds will need to be received prior to handing over your keys.
- Payment can be by EFT.



### STEP 8 BRIGHTON CARES

- Our Brighton Cares Team will contact you 4 weeks after practical completion to provide you with an overview of the Brighton After-Care Program which includes our 24 month warranty and after-hours service.

• *Enjoy your new Brighton home!*