

CONGRATULATIONS ON CHOOSING BRIGHTON HOMES TO BUILD YOUR NEW HOME

WALK THROUGH GUIDE TO BUILDING YOUR NEW
BRIGHTON HOME DREAM HOME



BUILDING A HOME IS JUST ONE SMALL PART OF WHAT WE DO HERE AT BRIGHTON HOMES

We will partner with you through every stage and milestone throughout the building process, from the moment we help you to select the perfect design for your lifestyle and location, to the day we hand over the keys to your brand new home.

Our aim is to make sure you love building your dream home just as much as we do!

We believe that every home we build is unique and we make every effort to ensure your new home is built in the shortest time frame possible and to the highest quality. To help you understand the process, we have outlined below the different steps involved in bringing your new home to life.

You may like to keep this handy and tick each box as you complete a step and move your way through your new home building journey and towards living in your dream home.



***NOTE:** The CT is the final "Planning Document" that will be issued to our Drafting Team to produce your Preliminary Plans, based on the structural changes listed and authorised. The CT forms part of your Building Agreement, it will also include the costs (where applicable) for the introduction of any additional variations to comply with the findings of the relevant Statutory Reports acquired by Brighton Homes on your behalf. The Consolidated Tender is not your final Building Contract. Acceptance of your CT/ICT concludes contact with your Building and Design Consultant for matters relating to your individual build. You will now be introduced to your Project Coordinator.

THE PRE BUILD PHASE:

PRIOR TO ACCEPTANCE FEE - QUOTE REQUEST

We will:

- Organise a site inspection if land is accessible (there must be access to the site for our Inspector)
- Complete a quotation or estimate (if land is not accessible)
- Contact you to schedule an appointment to explain and discuss the details contained in the quotation/estimate
- Prepare initial acceptance fee paperwork

You will need to:

- Provide legal contact details of each person to be nominated in the quote
- Provide land details and associated information (and if registered)
- Provide confirmation of your preferred home design, inclusions and structural changes



STEP 1

ACCEPTANCE FEE TAKEN

Your acceptance fee has entitled you to a generous 180 day price protection period. (Your Building and Design Consultant can discuss extension options should you require if for example your land is unregistered). During this nominated time period we will work together to complete all the tasks as listed below. This will enable us to start your new home.

We will:

- Acquire reports relating to your land that you were not able to supply (ie. BAL)
- Schedule an initial walk through appointment to assist you in understanding the options that will be available to you in the MyChoice Design Studio*

You will need to:

- Authorise your acceptance of your Quotation/Estimate and pay a \$3,000 (non-refundable) acceptance fee
- Sign a Preliminary Agreement
- Supply all details of the required changes to the last Quotation/Estimate supplied to you (structural and price list options, but not your colour selections they come after all this is confirmed and approved)
- Provide any relevant and current documentation, such as:
 - Evidence of land ownership (if available)
 - SP (Survey Plan)
 - Bushfire Report (if required)
 - Acoustic Report (if required)

**DEPOSIT VARIATION -
IF REQUIRED**



STEP 1 CONTINUED

If changes are made to the quote.

We will:

- Produce a Deposit Variation (a subsequent document to the previous quote confirming your requested changes)
- Provide the Deposit Variation to your Building and Design Consultant so that it can be discussed with you

You will need to:

- Check the Deposit Variation to ensure it is in accordance with your expectations and notify us of your acceptance
- Your acceptance authorises the production of your Consolidated Tender (the formal contract)
- Accept the Deposit Variation. This can be done by:
 - Return Email, or
 - Signing and Returning the Form attached to the email
- Attend an initial walk through in the MyChoice Design Studio (Allow 1.5 hours for your MyChoice Design Studio appointment)*

*All scheduled appointments must be attended

NOTE: Some quotations may be able to be taken straight to Consolidated Tender (CT) or Interim Consolidated Tender (ICT).

An ICT is produced on land that is not registered as some required reports will not be available. The ICT allows your file to progress to the Drafting Department and MyChoice Design Studio.

Unregistered land - as soon as access is available to your unregistered land, kerb and guttering is completed and the finished block level finalised, the contour survey and soil test will be obtained and completed, from here, an interim CT (subject to final registration) will be issued for your approval. The remainder of the statutory reports will be obtained once you advise your Project Coordinator that registration has taken place. Please advise us immediately once you become aware that your land registration is imminent. This will allow us to move your job along as quickly as possible for you.



STEP 2

CONSOLIDATED TENDER

We will:

- Produce your Consolidated Tender (CT) once all reports and information has been received, or produce your Interim Consolidated Tender (CT) if your land is not registered.
- Issue the CT or ICT to you for approval
- Book your plan acceptance meeting with our plan presenter*
- Book your colour selection appointment (to occur 7 days after your plan presentation)*
- Book contract signing appointment with our plan contract presenter*
- Book electrical appointment (If your land is registered)*

You will need to:

- Check the CT or ICT* to ensure that you are happy and agree with its inclusions
- Accept the CT or ICT. This can be done by:
 - Return Email, or
 - Signing and Returning the Form attached to the email

NOTE: Delays in authorising your CT will result in your Plan Presentation & Colour Selections appointments being rescheduled. REMEMBER: No major changes can be made after you've requested the CT.



STEP 3

PLAN DRAWING

We will:

- Send your file to the Drafting Team to produce your plans

You will need to:

- Attend a plan presentation with our Plan Presenter to view and sign off your plans. Should there be errors or a misinterpretation of your requirements, minor adjustments can be addressed at this stage. (Allow 1 hour to discuss with our Plan Presenter)*



STEP 4

SELECTIONS AT MYCHOICE

You will need to:

- Attend the MyChoice Design Studio Selections appointment and make your colour selections and specify choices on all finishes*
- Bring along any Design Guideline requirements applicable for your land that may impact on your MyChoice Selections

Note: Your selections will be finalised and signed off on this day. (Allow 5 hours for your Selections appointment with your MyChoice Design Studio Consultant)

NOTE: Major changes that have not previously been discussed will incur additional charges at this stage. Any such amendments will be priced for you to sign off at the appointment.



STEP 5

BUILDING AGREEMENT

We will:

- Complete your building plans and associated supporting documentation
- Amalgamate your approved Colour Selections with your Consolidated Tender to produce your Building Agreement

You will need to:

- Attend an appointment with our Contract Presenter to have your Building Agreement countersigned by us (Allow 60 minutes for your Contract Presenter appointment)*
- Submit a copy of your Building Agreement to your Financial Lender

IMPORTANT: Your home price and associated offers are conditional upon The Home Building Agreement being signed by you and Brighton Homes within 14 days of issue (whether your land is registered or not)



STEP 6

ELECTRICAL SELECTIONS

We will:

- Raise a Post Contract variation for any additional Electrical costs should you have selected extra items

You will need to:

- Attend an Electrical Selections appointment to nominate the positioning of lights, switches and power points*
- Select additional electrical items (Allow 90 minutes for your Electrical Selections appointment with one of our Electrical Consultants)
- Sign off the Electrical Variation to ensure your additional requirements are included in the final building agreement



STEP 7

BUILDING APPROVALS

We will:

- Lodge your plans for approval with Council or a Private Certifier (also the Land Developer, Water Board and Mines Subsidence Board if applicable)

You will need to:

- Pay the 5% Deposit (less the original Acceptance Fee previously paid) once we invoice you



STEP 8

AUTHORITY TO COMMENCE CONSTRUCTION

We will:

- Provide you with a copy of your final Building Approval documentation to enable you to supply a copy to your Financial Lender
- Commence construction within 20 working days of documented ACC date

You will need to:

- Supply the Building Approval documentation and seek an Authority to Commence Construction (ACC) from your Financial Lender
- Provide Brighton Homes with your ACC authorisation to enable construction to commence
- Should you be self funded, you will need to meet the conditions of the Building Agreement to enable Construction to Commence

CONGRATULATIONS, CONSTRUCTION BEGINS!

THE BUILD PHASE:

We will inform you of progress at each construction milestone via sms notifications, email and our Customer Portal.

NOW WE ENTER THE BUILD PHASE

You may need to attend On Site Inspections at the following stages:

- Upon commencement of construction/piering
- Pre Internal Linings Stage
- Kitchen Completion Stage
- Practical Completion



STEP 1 SITE START

Once we have received the Authority to Commence Construction from your Financial Lender and all conditions of the contract have been met, work on your site is scheduled to start. The contract period begins within 20 working days of receiving this authority. Preparation of orders for labour and materials are made during this time frame to enable works to commence.



STEP 2 SLAB

Now the exciting part commences onsite

We will:

- Undertake site excavation, under slab drainage, concrete piling, then the concrete slab is poured. The first element of your new home, the Slab stage, is completed

You will need to:

- Authorise and forward progress payment request to your Financial Lender, for payment within 7 days from notification



STEP 3 FRAME

We will:

- Install the home's wall frames and roof trusses. Your home is now visibly taking shape as the Frame stage is completed

You will need to:

- Authorise and forward progress payment request 2 to your Financial Lender, for payment within 7 days from notification



STEP 4 BRICKWORK & ROOFING

We will:

- Install the brickwork, roof covering, plumbing, electrical rough-ins and eave linings. You will now have a good feel for how your new home will look as the brickwork and roofing stage is completed. Your Construction Supervisor will now contact you to arrange a meeting to carry out a pre-lining inspection

You will need to:

- Authorise and forward progress payment request 3 to your Financial Lender, for payment within 7 days from notification



STEP 5 LININGS, KITCHENS & TILING

We will:

- Now move indoors as the plasterboard linings are installed, the timber skirtings and architraves are completed, and the kitchen is installed and ceramic tiling is commenced
Your Construction Supervisor will now contact you to arrange a meeting to inspect your ceramic tiling. This is also a good opportunity to view your kitchen and bathroom cupboards.

You will need to:

- Authorise and forward progress payment request 4 to your Financial Lender, for payment within 7 days from notification.



STEP 6 PRACTICAL COMPLETION

We will:

- Start to put the finishing touches to your new home whereby; painting, wall and floor tiling, electrical and plumbing installations will be completed. Shower screens, mirrors and splashback will be installed. Your Construction Supervisor will now contact you to arrange an inspection in readiness for handover. This inspection will be carried out in business hours, please allow for at least 2 hours of good natural light to conduct your inspection

You will need to:

- Liaise with your Financial Lender to meet their requirements for settlement and to allow funds to be released



STEP 7 HANDOVER

The best bit your home is now ready for handover.

We will:

- Schedule the moment you have looked forward to, an appointment to hand over the keys to your new home
- Prior to the release of the keys we will require final payment to be made by bank cheque only

You will need to:

- Organise a bank cheque for the final payment so we may now hand you the keys to your new home

The journey in your new home begins



STEP 8 SERVICE & WARRANTY

Once you settle in.

We will:

- Contact you 4 weeks after your Practical Completion to provide you with information on your 90 Day Defect Liability Period
- Send you a form so that you may nominate any items of concern to be checked

You will need to:

- Note down any items you wish the Service and Warranty team to inspect and act upon by forwarding the completed form as requested
- Communicate with our Team to organise a suitable time for an inspection and subsequent work should it be required

AT BRIGHTON HOMES, WE HAVE ALWAYS BELIEVED IN MAKING THE JOURNEY OF BUILDING YOUR NEW HOME AS EASY AND ENJOYABLE AS POSSIBLE.

ENJOY THE JOURNEY

We put our heart and soul into building our homes but we never forget that the home we are building is yours. A home isn't just a project for you, it's the culmination of years of saving, planning and dreaming. Building a home is the biggest journey a family can take and it's our mission to make sure your journey will be memorable as your dream becomes a reality.

You will receive updates from us as your home build progresses through the listed milestones, plus access to photos, FAQ's and progress updates via the Customer Portal. We will be here to assist you throughout each stage and to answer any questions you may have about your new home.

We are delighted to partner with you for this important moment in your life and look forward to helping you to create your dream home.



BRIGHTON HOMES
let life in.

Suite 7 & 8, Building 2,
18-20 Burke Crescent,
North Lakes, QLD 4509
PO Box 1326

P 1300 893 788
info@brightonhomes.net.au

Brighton Homes Queensland
ABN: 59 089 524 050 QBCC Licence No: 1250787

brightonhomes.net.au

Find us on

Part of the **mjh group**

IMPORTANT NOTICE Images of facades shown are a guide only. Material finishes shown are purely an expression of the artist. Please refer to our current price list and specifications for facade finishes allowed in published price. Garage doors are panel lift doors. Garage door glazing is an additional cost. Facades shown apply to the standard plan. Images in this brochure including actual photographs and rendered imagery may depict fixtures, finishes and features not supplied by Brighton Homes such as furnishings, internal and external fireplaces, landscaping, plants, decking, water features and swimming pools. Accordingly, published prices do not include the supply of any of these items. Images may also depict optional variations to the home design which incur additional costs such as window furnishings, window pelmets, light fittings such as pendant and down lights, front paths, driveways, fencing, barbecues, floor coverings, rendered external walls, upgrade bannisters and upgraded kitchen/bathroom layouts or finishes. Images may depict homes from other Brighton Homes design ranges and are used for illustrative purposes. Floor plans and room dimensions may differ slightly depending on your chosen facade (for example, window locations may differ with different facades). Plans are not shown to scale and all measurements are approximate only. Sliding windows may not open in direction shown. Brighton Homes reserves the right to modify designs or specifications without notice. For detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our New Home Consultants, Brighton Homes Pty Ltd ABN 59 089 524 050 - QBCC Act Licence No: 1250787 - QLD Architect Reg No. 4752. © Newcastle Quality Constructions PTY LTD. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of Brighton Homes. BRIGHTON HOMES EDITION 120/01/2018.