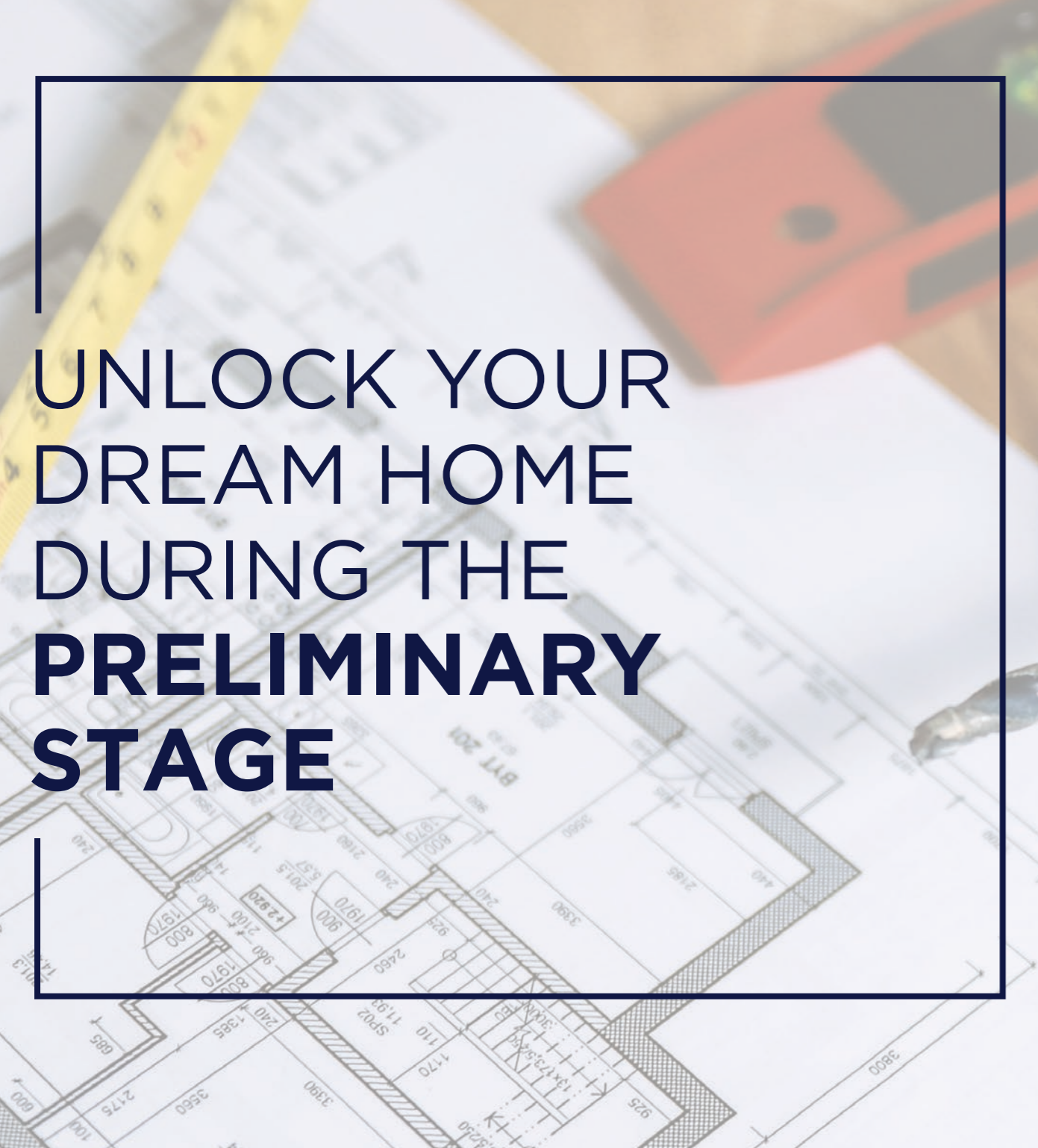




KEIBUILD HOMES
UNLOCK YOUR DREAM

guiding you through the build process



UNLOCK YOUR DREAM HOME DURING THE PRELIMINARY STAGE

PRELIMINARY (PRELIM) STAGE

Congratulations!

You're on your way to building your brand new home. This is where we prepare everything needed to commence building.

- Keibuild Homes will order all relevant tests and surveys.
- A certifier pre-check will take place to confirm your building requirements and site details.
- Your preliminary house plans ('Preliminary Drawings') will be drawn for review.
- You will meet with your Sales Consultant to review your Preliminary Drawings, discuss your lighting plan and finalise your house plan in preparation for your final working drawings.
- If applicable, your design will be submitted for covenant approval.
- Final working drawings are completed.
- Your Structural Designs will be engineered.
- Our Site Supervisor will visit your block to confirm if there's suitable access to the site as well as required amenities (water, power etc).

COLOUR SELECTION

As part of the Preliminary Stage, you will attend a meeting with our qualified Interior Designer where you will select the colours and finishes for your home—inside and out.

- You will book and attend your Colour Consultation appointment where you will be guided through our colour and material options with our qualified Interior Designer (please allow 2 hours).

FINAL QUOTE

Here's where we collate any costs discovered from your tests and any extras added during your Colour Consultation.

- Once all preliminary findings are complete, you will meet with your Sales Consultant or Keibuild Homes representative to sign-off on your final quote.

DREAM HOME SELECTION

This is the beginning of your build process where we'll help select a design that suits your block, family, needs and budget.

- One of our Sales Consultants will meet with you to discuss our range of home designs and our inclusions that come standard with your new home.
- If you have found land or have a block in mind, we'll visit your site and advise you on it's suitability for your design goals.
- Together, we finalise your home design selection and 'site' it on your block.
- You will pay your preliminary deposit—securing the price of your home and any current offers.
- Your Sales Consultant will work with our Contracts Administrator to get the Preliminary Stage process underway.

CONTRACT

Once you have signed your final quote, our Contracts Administrator prepares your contract for sign off.

- You will receive your draft HIA build contract 24-48 hours prior to meeting with our Contracts Administrator.
- You will provide our Contracts Administrator with your lenders details (if applicable) and where possible, your proof of land ownership.
- You will meet with the Contracts Administrator to sign your contract before your plans are submitted to council.
- Within 5 days of signing your HIA contract, a percentage of your total build cost will be required to be paid.
- Your building application will now be lodged with council.

ON-SITE STAGES



starting work on-site

This is when your dream home really comes to life.

Now that your land is registered and your home has approved by council, we aim to start working on-site within 7 days. To get started, we also need the appropriate documentation (Authority to Commence or Proof of Funds). Once received, we can begin the process of preparing your site for the Base Stage.

BASE STAGE

This is where we prepare your site for your home to be built.

- You will be allocated your own, dedicated Site Manager who will guide you through your build.
- The site will be prepared for your build—cut, fill, site signage, drainage and more.
- A Surveyor will visit your site to plot the outline of your home on your block.
- Plumbing and electrical work will commence on-site.
- If on-ground, once the slab has been poured, this stage is complete.
- If on poles, once the sub-floor is complete, this stage is complete.

Your first progress payment is due - 15% of contract value.

FRAME STAGE

This is when your home really comes to life!

- Your frame is delivered to site.
- Carpenters will construct the frames, wall frames and trusses.
- A Building Certifier will complete an inspection once your frame is complete.

Next progress payment is due - 20% of contract value.

ROOF STAGE

Your roof is installed and your house really starts taking shape.

- The roof covering is fixed (soffit not necessarily complete).
- Metal roof-scribing and final screwing off not complete.
- Tiled roof pointing not complete.

Next progress payment is due - 10% of contract value.

ENCLOSED STAGE

The Enclosed Stage includes all of the work required to get the inside of your house prepared for lock-up.

- The external wall cladding is fixed and the roof covering is fixed.
- The structural flooring is laid in preparation for the final flooring be installed.
- The external doors are fixed (even if only temporary).
- The external windows are installed.

Next progress payment is due - 25% of contract value.

FIXING STAGE

The Fixing Stage includes all of the work required to get your home ready for Practical Completion.

- Plasterers will install plaster to ceiling and walls.
- All internal lining, architraves, cornice, skirting and doors to rooms are installed.
- Shower trays and wet area tiling is complete.
- Built-in cabinets (excluding shelves) and built-in cupboards (excluding shelves) are fitted and fixed in position.
- Appliances, taps, toilets etc are fit-off, as is the air conditioning.
- The finishing trades complete their work on-site.

Next progress payment is due - 15% of contract value.



BUILD PROCESS

for no change plans

QUOTE
STAGE



PRELIM
STAGE



FINAL
QUOTE



CONTRACT



COUNCIL



ON-SITE



BASE
STAGE



FRAME
STAGE



ROOF
STAGE



ENCLOSED
STAGE



FIXING
STAGE



HANDOVER

ON-TIME BUILD GUARANTEE
WITH 7 PROGRESS TOURS

PRACTICAL COMPLETION

Your home has reached practical completion once all building work has been completed.

At this stage, the trades have finished work, however there still may have final touch ups and minor defects that need to be attended to. During this time, any minor omissions will be resolved and you will receive a Certificate on Practical Completion. The remaining balance of your contract sum is required to be paid at this time.

It's important to note that practical completion is not the same as 'handover'.

HANDOVER

Your house is ready for you to make it your home!

It's handover time! Your new home is ready and our team will meet with you on-site to handover your keys and welcome gift. We'll also take some snaps of you and your family to share.

MAINTENANCE

We're here to help you settling into your new home.

Once you've had time to settle into your new home, you'll also be supported by our 15 month Maintenance Guarantee. We'll be in touch when it gets close to the end of the maintenance period so we can discover, inspect and complete any eligible omissions.



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