

# A step by step guide to building your new home in Queensland



ABN: 51 152 675 717 QBCC NO: 1213480

## Starting Point

- What do I need? 4 bedrooms, 2 living areas?
- How much do I have to spend?
- Contact Rofox

## Initial Meeting

- Choose a floor plan - consider sub division covenants
- If the floor plans we have are not quite right we will discuss and plan for your needs
- Decide exterior finishes and inclusions eg kitchen appliances, fencing, airconditioning type
- Pay deposit to builder to have soil test and any other professional assessments that are needed

## Contract To Sign

- With soil test and other professional assessments completed final pricing will be discussed
- Contract to build will be signed
- Timeline and client responsibilities will be agreed eg power connection, communication connections

## Colour Selection

- While you are with us for the contract signing we can work through your colour selection with you

## Building Approval

- When soil test and other professional assessments have been received we will pay all relevant insurances and charges and submit the Building Application with an Independent Private Certifier and Plumbing and Drainage Application with the appropriate local Council
- We will give you a copy of Building Approvals and Builders All Risk Insurance for you to give to your finance provider

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## Financial Approval

- When your finance provider has approved your loan you will need to provide us with a copy of the document

## Construction Commencement

- We will start your home by the specified date in your contract, provided all required documentation has been received by us

## Construction Period

- During construction our 2 registered builders are available to you during and after working hours in case you have questions in regard to the construction of your home
- You will have access to your home while it is under construction

## Practical Completion

- When your home is complete, we will arrange a joint inspection to ensure you are satisfied that all works are complete to your satisfaction
- At this time you will need to have arranged with your finance provider to deposit all monies owing to us
- When all outstanding monies are received we will arrange a time to meet to do a hand over. At this point we will give you the keys to your new home and all relevant certificates and warranties.

## 6 months after Hand Over

- This is an opportunity for you to contact us to tell us about any maintenance issues you have