

Congratulations on choosing Wilson Homes to build your new home.



A walk through guide to building your
new Wilson Homes dream home

WILSON HOMES
MULTI AWARD WINNING BUILDERS



The Pre Build Phase:

We will partner with you through every stage and milestone throughout the entire 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 as much as we do!

We believe that every home we build is unique and we will make every effort to ensure your new home is built in the shortest time frame possible. 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 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.

PRIOR TO ACCEPTANCE FEE - QUOTE REQUEST

You will need to:

- Provide contact details of each person to be nominated in the estimate
- Provide land details and associated information
- Provide confirmation of your preferred home design, inclusions and structural changes

We will:

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

STEP 1

Acceptance Fee Taken



Your acceptance fee has entitled you to a generous 180 day price protection period. (Your Sales Consultant can discuss extension options should you require). During this nominated time period we'll need to work together as a team to complete all the tasks as listed below. This will enable Wilson Homes to start on your site in the shortest possible time.

You will need to:

- Authorise your acceptance of your estimate and pay a \$3,000 acceptance fee
- Sign a Preliminary Agreement
- Supply all details of the required changes to the last estimate supplied to you (structural and price list options, but not your colour selections)
- Provide any relevant and current documentation, such as:
 - Evidence of land ownership (if available)
- Certificate of Title (Deposited Plan Number/Details)
 - Bushfire Report (if required)
 - Acoustic Report (if required)

We will:

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

STEP 2

Consolidated Tender



We will:

- Produce your Consolidated Tender once all reports and information have been received, or produce your Interim Consolidated Tender if your land is not registered
- Issue the Consolidated Tender or ICT to you for approval
- Book your Plan Acceptance Meeting with our Plan Presenter
- Attend an initial walk through in the MyChoice Design Studio and Book your Colour Selection appointment
- Book contract signing appointment with our Plan Contract Presenter
- Book electrical appointment

You will need to:

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

NOTE: Delays in authorising your Consolidated Tender will result in your Plan Presentation & Colour Selections appointments being rescheduled.

***NOTE:** The Consolidated Tender (CT) is the final "Planning Document" that will be issued to our Drafting Office to produce your Preliminary Plans, based on the structural changes listed and authorised. The CT forms part of your HIA Fixed Priced Contract, 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 Wilson Homes on your behalf. The Consolidated Tender is not your final HIA Fixed Priced Contract. Acceptance of your CT/ICT concludes contact with your Sales Consultant for matters relating to your individual build. You will now be introduced to your Project Coordinator.

DEPOSIT VARIATION - IF REQUIRED

We will:

- Produce a Deposit Variation (a subsequent document to the previous quote confirming your requested changes)
- Provide the Deposit Variation to your Sales Consultant so that it may be presented to 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.
- Accept the Deposit Variation. This can be done by:
 - Return Email, or
 - Signing and Returning the Form attached to the email

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 Consolidated Tender (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 3

Plan Drawing



We will:

- Send your file to the Drafting Department 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.

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 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 covenant requirements applicable for your land that may impact on your MyChoice Selections

STEP 5

Electrical



You will need to:

- Attend an Electrical Selections appointment to nominate the positioning of lights, switches and power points
- Select additional electrical items
- Sign off the Electrical Variation to ensure your additional requirements are included in the final building agreement

We will:

- Raise a Pre-Contract variation for any additional electrical costs should you have selected additional items

STEP 6

HIA Fixed Price Contract



We will:

- Complete your building plans and associated supporting documentation
- Amalgamate your approved Colour Selections with your Consolidated Tender to produce your HIA Fixed Price Contract

You will need to:

- Attend an appointment with our Contract Presenter to have your HIA Fixed Price Contract countersigned by us
- Submit a copy of your HIA Fixed Price Contract to your Financial Lender

IMPORTANT: Your home price and associated offers are conditional upon the HIA Fixed Price Contract being signed by you and Wilson Homes within 14 days of issue (whether your land is registered or not)

STEP 7

Building Approvals



We will:

- Lodge your plans for approval with Council or a Private Certifier (also to Taswater, Energy Assessment and Engineering 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



You will need to:

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

We will:

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

Congratulations, now you will move through to our construction department... enjoy the journey!

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 the journey will be memorable as your dream becomes a reality.

We will also 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 transform your dream home into a reality.

Please note: Photographs in this brochure may depict homes from any Wilson Homes design range. Some photographs may depict fixtures, finishes and features not supplied by Wilson Homes such as furnishings, landscaping and swimming pools. Accordingly, published prices do not include the supply of any of those items. For detailed home pricing, please talk to one of our Building & Design Consultants. Wilson Homes Tasmania Pty Ltd. ABN 96 126 636 897. Builder's Licence Number 669843674.



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