

# SIMPLE STEPS



## Buying and building your dream home in a YourLand Community

If you are thinking of building your first home but have no idea where to begin, here are our simple steps to securing your perfect block of land and building your dream home in a YourLand Community



### STEP 1: Know your Priorities

Lots of factors need to be taken into account when deciding which YouLand community fits you and your lifestyle. How far do you want to travel to work, or to see family and friends?

Do you want/need to be close to public transport, school, shopping, parks or community facilities? What infrastructure is planned? All these questions should play a role when choosing your ideal block of land in a YourLand community.



### STEP 2: Finance

It's important to establish your budget before you begin your search. Review your finances so you know exactly what you can afford. When considering your budget, don't forget other fees and charges, which could include:

- Mortgage insurance
- Stamp duty
- Conveyancing fees

Speaking to a finance broker to obtain a pre-approval at this stage will make things a lot easier once you find your preferred lot. A broker will also help you understand any rebates or grants you may be entitled to. For further details regarding government grants visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au)





### **STEP 3: Securing your perfect YourLand block**

A YourLand Estate Manager can help you decide on the best block of land for you based on your desired location, size and budget. They'll work through factors to consider such as slope, shape, requirements for fill and easements, all of which may incur site costs when constructing your home.

Once you've chosen your lot, you'll be required to pay a holding deposit to secure your lot. You'll then make an appointment with your Estate Manager to sign your Contract of Sale and arrange payment for the balance of your deposit.



### **STEP 4: Select a builder and home design**

Whether you're a first home buyer, downsizer, empty nester or an investor, building a new home is one of the biggest financial investments you'll ever make. It is essential that you spend time researching and shopping for a home design and builder as carefully as you do for your block of land.

The builder will work closely with you to customise the most suitable house plan for your block and lifestyle.



### **STEP 5: Settlement**

It's official! Once titles are issued and your contract conditions are met, settlement takes place. Settlement involves your settlement agent (solicitor or conveyancer), your lender and the seller's representatives.

Once all documents are signed by both parties, they are sent to the titles office to register you as the new owner of the property.



### **STEP 6: Building your brand new home**

Construction of your new home will soon be underway! Your builder will guide you through the key stages of the building process, which includes site preparation, slab, roof installation, lock-up, internal fit-out and practical completion.



### **STEP 7: Welcome home**

Once the Certificate of Occupancy is issued, you will receive the keys to your new home! Your home will be covered by a range of guarantees, warranties and maintenance programs. It is important you familiarise yourself with these details and understand your responsibilities as the home owner, to ensure you do not do anything to void any guarantees or warranties. And don't forget to contact your utility provider to ensure you're connected when you move in!

