

Living  
**RED** *Redefined*

Developments

*Your Home  
Journey*



# Step by Step

Everything you need to know about  
Your Home Journey with us

## Step 1 Meet With us

With the support of our expert new home consultants, we will assess your design requirements, budget, estate requirements and the overall site suitability. Together we'll identify the most suitable design from our range to fit your needs, lot size and orientation. We will discuss the inclusions we offer, current promotions, façade options and any additional finishes and features you desire for your new home.

We will provide a detailed quote listing all inclusions and any requested modifications and upgrades. Reviewing the quote together with us is an important stage to ensure full clarity, make any necessary adjustments and answer all your questions. With that completed you are now ready to start your new home journey.



## Step 2 Make Your Payment

Your initial payment of \$3,000 will secure your dream home, the base price, any promotions and a site start month. Sign the quote and other supporting documents within 7 days so we can prepare your working drawings, soil testing, feature survey, other site related reports and book a date for your colour selection appointment.

**Important Note:** \$3000 Initial Payment is non-refundable.

## Step 3 Review Your Home

We present you with your working drawings so you can see every detail of your new home including electrical layouts and internal elevations. This is the final opportunity to make minor adjustments to the plan before your colour selection and contract appointments. Sign off on your plans and make your tender payment of \$3000 authorizing us to conduct your colour appointment and building contract.

**Important Note:** Appointments are conducted Monday to Friday from 9:30am. Allow 3-4 hours. \$3000 tender payment is non-refundable.

Should any significant changes be requested on the day, for example; change of house type, façade, orientation or major re-design, variation fees will apply and may affect future appointment dates and allocated site start month.

## Step 4 Attend Our Showroom

Welcome to our colour selection showroom. Here you will enter one of the most exciting steps of your journey. A one on one experience with our professional colour consultant where you will select and apply the finishing touches to the style of your home inside and out. Selecting your choice of products, colours, bricks, flooring, tapware, fixtures and more with expert guidance.

**Important Note:** All appointments are conducted Monday to Friday from 9am to 4pm.



## Step 5 Sign Your Contract

We'll present you with your HIA building contract including your final contract drawings, colour schedule and inclusions. Upon signing you will be required to pay a balance of 5% on the day.

**Important Note:** No further variations will be accepted after this stage.

**Important Note:** Contract signing appointments are conducted Monday to Friday from 10am to 12pm.

## Step 6 Permits & Approvals

We will apply for developer and council approvals in preparation for your building permit application. We will submit the building permit application to a building surveyor who will review and issue a building permit once all the relevant documents have been accepted and approved.

We then finalize your file in readiness for on-site commencement.



## Stage One Base 15%

The first stage of every building project and in our opinion the most important is getting the foundation right. It is crucial for a quality build and structural integrity. This stage usually involves site preparation, excavation, underground drainage, plumbing, retaining walls where required, electrical meter, power supply, termite protection measures, pouring of concrete slab and inspection.

## Stage Two Frame 20%

Taking shape, this is where your new home starts to come to life, with the slab now cured, the wall frames are erected and roof trusses installed.

## Stage Three Lock-Up 30%

The focus of this stage are the externals. Completing aspects of your home that include gutters & fascias, brickwork, cladding or Hebel, roofing installation, windows and external doors.

## Stage Four Fixing 20%

It's time to move to the inside of your home. All the internal elements of your home become the focus. Items including plastering, skirting, architraves, cabinetry, shelving, baths, showers, vanities, internal doors, benchtops, sinks, basins, cabinetry and door handles and wet area tiling are meticulously installed.

## Stage Five Completion 10%

Almost done, just a few more essential finishing touches and we'll have your home ready to move in. Items including internal painting, electrical fittings, flooring, driveway, hot water services and appliances are installed last just before the move in date.

Finally, you'll be meeting with our construction supervisor for the super exciting handover appointment, where we walk you through every aspect of your new home and everything you need to know before moving in and receiving the keys.

**Important Note:** A final inspection is carried out by an independent building surveyor prior to issuing the certificate of occupancy. Then one of our representatives will carry out the practical completion inspection with you. You are then required to organise final payment of 10% of the contract price in the form of a bank cheque.

**Important Note:** At the completion of each stage, a progress payment claim will be issued to you to authorise and forward to the relevant finance provider for payment.

## What's Next?

We'll stick around for the next 3 months to support you with your new home and make sure you're all covered.



At RED Developments, you'll get comprehensive coverage from our 3 Month Maintenance Period and a 10 Year Structural Warranty.

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