



# FAQ

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### 1. Why Geelong Homes:

Geelong Homes is 100% locally owned so we take that bit extra pride in the homes we build. Our aim is to provide a home that represents real value and one that you will be happy to live in for years to come. Once on site you will find our construction team is one of the most organized around, reducing the number of days without trades on site and delivering your new home sooner

### 2. Wanting More Design Choices:

Our display homes only represent a few of our standard designs; please discuss your needs with one of our consultants to find a design that best suits your requirements.

Geelong Homes offers a range of facades options for each plan, allowing your home to be an expression of your lifestyle, be it **Traditional**, **Contemporary**, **Coastal** or **Classic** without compromising the floorplan. Our designs are always evolving so be sure to ask what is new!

### 3. Pricing:

Each building site is individual with a variety of variables that can affect site costs, for this reason we offer a no obligation pricing service that is relevant and reflects the site conditions of your block. If you are considering purchasing land, be sure to have us look at it first ~ *You have nothing to lose getting a price!*

**Geelong Homes ~364 Latrobe Terrace, Geelong Vic 3220**

**Ph: (03) 5222 5522**

**[www.geelonghomes.com.au](http://www.geelonghomes.com.au)**

#### **4. House & Land Packages:**

To make the process easy we have pre planned House & Land packages available in a variety of areas. Through our broad connection with real estate agents and developers we can tailor a package just for you ~ *Simply tell us what you Want & Where.*

#### **5. Dual Occupancy / Subdivision:**

With a growing population and councils efforts to reduce urban sprawl there is an increasing trend to higher density living through dual occupancy and subdivision. Geelong Homes has a large range of popular designs that fit these criteria and through our associates we can assist you through the planning process. Talk to one of our consultants about your options.

#### **6. Investment:**

Real estate is always a popular investment tool. A strong history of capital growth, repayments offset by rent, negative gearing, depreciation and the ability to leverage are all benefits of owning an investment property. With reported record low vacancy rates and our impressive build time the option never looked so good.

#### **7. Payment:**

These are payments you make at the completion of each stage of construction and calculated as follows: -

Payment for the construction of your new home is calculated by the below percentages. An invoice is prepared and sent to you at the completion of each stage.

**Deposit** 5% ~ \$1,500 initial deposit and balance at contract return

**Base (Slab)** 10%

**Frame** 15%

**Lock-up** 35%

**Fix out** 25%

**Completion** 10% ~ All adjustments are made against final payment

#### **8. Warranty:**

Geelong Homes provides a 7 year structural warranty ~ the house construction along with a 3 month maintenance period to correct any teething problems.

#### **9. Insurance:**

Geelong Homes insures the site and improvements during construction. Clients are encouraged to insure the property from date of handover or before and are responsible for insurance from handover onwards.

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## 10. What we require:

Before Geelong Homes can obtain a building permit & start construction on your home, we need from you proof that the land is titled in your name. *(Copy of title is preferred)*

Other requirements before we start on site are:

- Written proof of finance to complete construction
- Clear & correct boundary pegs to define the boundary. If this is cannot be provided Geelong Homes may request a re-establishment survey.

The image is a promotional graphic for Geelong Homes. It features a map of the Geelong region in Victoria, Australia, with various suburbs marked by the company's logo. The map is overlaid on a yellow and blue background. The text 'House & Land Specialist' is written in white on a red banner at the top left. At the bottom, there is a red banner with white text: 'Geelong Homes has a package to suit you The home you want, where you want Call 5222 5522 ~ It's That Easy! House & Land ~ 1st Home Buyers ~ Families ~ Investors'. The Geelong Homes logo is also present in the bottom right corner. A faint watermark '© COPYRIGHT GEELONG HOMES 2007' is visible in the background.

## 11. Geelong Homes ~ Building Process

At Geelong Homes make the entire process of building a new home easy, combined with clear pricing structure and the most efficient construction program you will be in your new home before you know it!

Steps to building:

1. This is as easy as choosing a design from our range that best suits your wants, needs.
2. Meet with one of our friendly sales consultants to select a design from our range that best suits your wants and needs. We will arrange an estimate of cost to build the home including your personal requirements. Once you have settled on a design and how you want the home positioned on the block, Geelong Homes will require an initial deposit to proceed from here.

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## Steps to building: (Continued)

3. We take between 2 – 4 weeks to prepare preliminary drawings; we then get a set to you to review the detail. Next you meet with the Sales Consultant to make any amendments needed to the plans before selecting your colours. Geelong Homes has a room dedicated to colour selections and our trained Colour Consultant will help you with those sometimes difficult decisions.
4. Once your plans have been corrected and the colours selected we prepare a complete building contract. Our contracts are easy to understand, comply with the “Domestic Building Contract Act” and contain all the relevant information such as pricing, specifications, colour selection, copies of insurance Working Drawings and more. *When you sign a Geelong Homes Contract you know what you are getting!*
5. You will receive 3 copies of your building contract, one for your records, one for your finance consultant (please sign before giving it to them) and last of all one for Geelong Homes. We strongly advise that you take the time to sit down with your Sales Consultant to go through the contract with them when to answer any questions you may have ~ *you may be surprised how many you come up with!*
6. Now the fun starts ~ we will be planning in advance when your house will start so that it can get under way when you want. Before construction can begin we require:
  - Proof of finance to pay for the construction;
  - Proof of land ownership; and
  - Fully signed copy of the building contract.

You will be impressed with the efficiency of our construction team once they get started on your new home, something we pride ourselves on.

7. You can expect the construction phase to take approx 14 weeks (+/- 2 weeks) and then it is yours to enjoy.
8. Geelong homes will be in contact with you approx 3 months after handover to perform maintenance on your home.