



Streamlined Building Process

1 Choosing your land

If you do not have a block of land, a Perry Homes, New Home Consultant will be able to give you ideas of the kind of land that will best suit your preferred Perry house design. Because Perry Homes has built strong relationships with most developers both in NSW and QLD, our New Home Consultant, can also help you find a suitable block. We proudly offer this additional service to our valued clients **free of charge**.

2 Preliminary Quote

After choosing a house that suits your land, you may like to make alterations to the Perry Homes standard plan however, please be aware that all our standard house plans have been designed by expert drafts people to be as functional as possible. Alternatively we do provide a design service to suit your individual needs and if you do proceed to build with Perry Homes (Aust) Pty Ltd this service is free of charge. If you do have your own design we are able to provide you with a building quote as a no cost service. Please discuss any changes you would like to make with your consultant who will complete a Preliminary Tender, document any additional costing, alterations or pricing deductions and send it to Head Office for approval. The Preliminary Quote will be valid for 30 days. All pricing at this time will exclude site costs which unfortunately cannot be factored into pricing until Soil Testing and Contour Surveys are completed.

3 Initial Deposit

Once you have approved the Preliminary Quote and wish to proceed, Perry Homes will require

an initial Deposit to engage an independent Certified Engineer to carry out the Soil Testing and a Licensed Surveyor to complete a detailed site contour plan (NB: all monies outlaid for the initial deposit will form part of the contract price). After receiving the documents from the Engineer and Surveyor, Perry Homes will then complete a full site cost report itemizing any additional costs over and above the standard allowance. This will form part of your Preliminary Quote which will be valid for 30 days.

Note: Perry Homes offers a free designing service for anyone wishing to create their own design. Cost of any design work will be deducted from your contract amount.

4 Plan Draw and Contract Order

At the point of approving your full Preliminary Quote including site costs, Perry Homes will require a further deposit to draw up full working drawings, prepare the contract, order and receive full engineering and complete a BASIX (NSW constructions only) or energy efficiency report (QLD constructions only) (NB: All monies outlaid for the abovementioned process will form part of the contract price). Before we complete all relevant documentation we will forward preliminary drawings, including the floor plan, elevations, electrical plan and site plan to your Perry Homes representative for your approval. Upon your approval we will prepare your contracts and forward them to your Perry Homes Representative. We recommend you take the contracts home and go through them thoroughly before returning for signing.

Note: It is recommended, at this time that owners liaise with their Solicitor or Developer to ensure their home design complies with any relevant covenants, plan of development or planning certificates which are contained within your land purchase contract

5 Contract Signing

When your Building Contract is prepared it will be forwarded to your Perry Homes Representative. The signing of your Contract will be completed in the presence of your Perry Homes Representative. This is to ensure the contracts are signed and initialled correctly. Upon signing and before plans are lodged with council, Perry Homes will require the balance of 5% deposit. Once all documentation is completed your consultant will submit the signed building contract to Perry Homes Head Office and provide you with a copy of your signed 'Owners' Building Contract. .

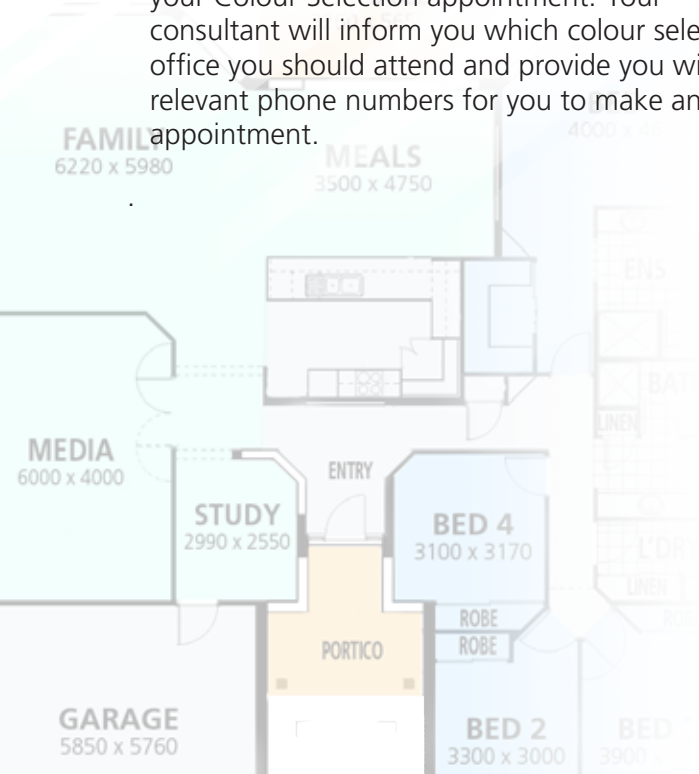
6 Council Approval

When your Signed contract is received at Perry Homes Head Office, we will forward the relevant insurances and levies and lodge the building application for approval with the relevant council or Independent Private Certifier.

Note: The application approval will usually take between 4 to 8 weeks depending upon Your relevant council's response.

7 Colour Selection

When we receive your initial deposit, you will be sent a Preliminary Colour Selection attached to your letter. We request that you obtain your internal and external selections prior to making your Colour Selection appointment. Your consultant will inform you which colour selection office you should attend and provide you with relevant phone numbers for you to make an appointment.



8 Start of Construction

Construction will commence once we have received the following 'Essential Matters':

- Building and Plumbing Permit
- An authority to commence construction from your lending authority, or satisfactory evidence of owner capacity to pay in full the contract price
- Proof of land ownership
- All colour selections completed
- All post contract variations signed and returned to head office.

9 Construction

Once your home building materials are ordered, a building file will be sent from Head Office to your Building Supervisor, who will look after your home construction until completion. Once your supervisor receives your file he will contact you to organise a meeting to discuss your new home either on site or at one of our offices. You will be provided with your Supervisor's mobile number in case you have any questions or would like to organise a meeting on site. Perry Homes also has an Area Construction Manager who will oversee the construction of your new home.

10 Taking Possession

When all work is completed you will be invited to inspect your new home with your Building Supervisor and do a 'walk through'. When your home has reached 'Practical Completion' and head office has received all outstanding monies, you will be presented with all necessary warranty's, certificates and of course your personal keys

11 20 Year Structural Guarantee

After construction you will have peace of mind knowing that Perry Homes offers a 20 year structural guarantee to all owner occupiers. You will also receive a 6 month maintenance information package in your handover pack at the time of Practical Completion. This outlines the process for maintenance regarding issues you may have in the first 6 months and that must be outlined before the date stated on the form. Perry Homes will then organize our dedicated maintenance team to meet with you and rectify any maintenance issues.