

Step by Step

Guide to the Building Process:



STEP ONE

To secure your FRD Homes house and land package, you will need to complete an Expression of Interest Form. This will ensure that no one else takes the property you have chosen whilst documents are being prepared.

STEP TWO

Once FRD Homes receive your EOI and land deposit we will request land contracts and prepare HIA Build Contracts including specifications and concept plans. Please read carefully before signing where marked. An executed copy will be returned to you.

STEP THREE

Your Broker will work on finance approval. Once received your Solicitor notifies the Seller of the "Unconditional" contract. The Broker provides the documentation to FRD Homes and a build deposit claim will be issued. Your Solicitor will schedule land settlement and will advise when completed.

STEP FOUR

FRD Homes will request preliminary site investigations. We will engage our Engineer to conduct your Soil and Wind Classification Reports and our Surveyor to conduct a detailed Contour Survey Plan. Please Note: This is dependant on land registration and Developer access. At this stage the colour selections are finalised.

01

Expression of Interest (EOI)

02

Contracts issued and returned

03

Finance approval & Land Settlement

04

Preliminary site investigation

05

Drawings, engineering & covenant

06

Building Approval

07

Construction Commences

STEP FIVE

The FRD Homes team will produce a set of working drawings to be used for upcoming applications.

FRD will engage an Engineer to produce a footing and slab design based on the working drawings, soil test, wind classification and contour survey. FRD Homes will submit the working drawings to the Developers Covenant Assessor for approval.

STEP SIX

The Building Application is now prepared by our Private Certifier who will assess the application and lodge to Local Council authority for necessary approvals. This includes working drawings and engineering assessments against building codes, council regulations and estate plan of development, QBCC insurances and plumbing approvals. The Certifier will provides a decision notice and stamped plans to FRD Homes.

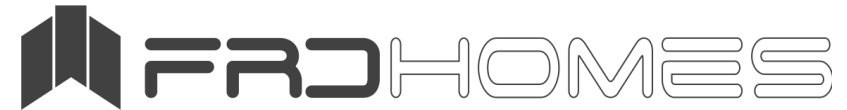
STEP SEVEN

FRD Homes will provide you and your broker with a copy of all documentation. Your broker will work with your lender to obtain an ACCC letter. FRD need this letter as it confirms the loan documents are signed, loan account is set up and everything is ready for the progress claims.

FRD Homes will finalise a full set of detailed "construction drawings", generate orders for the building of your home and prepare a site file for your Supervisor. Any variations will need to be signed by you and provided to your Broker.

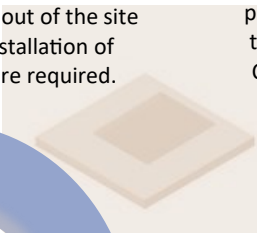
Step by Step

Guide to the Building Process: Construction to Handover



STEP EIGHT

FRD Homes will now organise a site date and advise you by issuing a Commencement Letter for your records. Site preparation will now begin and involves site clearing, set out of the site by our Surveyor and installation of retaining walls if they are required.



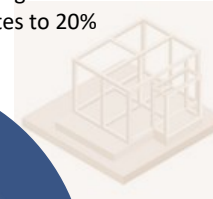
STEP NINE

At this stage, the plumber will lay the under slab drainage and the slab is formed up. Piering is completed as per the Engineers design and then the slab is poured. FRD will provide you with an invoice and photos once this is completed. It is called a "Base Stage Claim" and this progress payment equates to 15% of the contract value.



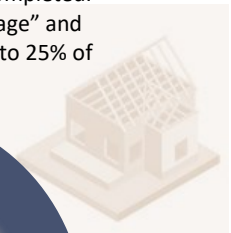
STEP TEN

Next, the frames and trusses are manufactured and delivered to site. The frame is erected on the slab, braced and tied down as per design. FRD will provide you with an invoice and photos once this is completed. It is called a "Frame Stage Claim" and this progress payment equates to 20% of the contract value.



STEP ELEVEN

Now the roofing, fascia and guttering is installed. The electrical and plumbing rough ins are completed and brickwork laid. FRD will provide you with an invoice and photos once this stage is completed. It is called "Enclosed Frame Stage" and this progress payment equates to 25% of the contract value.



08

Site Start

09

Slab Stage

10

Frame Stage

11

Enclosed Stage
(Lock Up)

12

Fixing Stage

13

Third Party
Authority

14

Practical
Completion

STEP TWELVE

Next the plasterboard lining, cornice, skirting and architraves are installed. The wet areas are water proofed in preparation for tiling. All internal doors are hung and kitchen cabinetry and vanity units fixed and fitted. Pre-painting and tiling will also be completed at this stage. FRD will provide you with an invoice and photos once this stage is completed. It is called "Fixing Stage Claim" and progress payment equates to 20% of the contract value.



STEP THIRTEEN

Once the Practical Completion date has been determined by the Supervisor, it is time to coordinate a Quality Assurance Inspector. You will need to send us their details or we recommend Auspro and can send you the Third Party Authority. If this is an investment property, you will also need to nominate a Property Manager who will attend Practical Completion inspection and take possession of the property at Handover. It is time to organise your landlord insurance and building insurance as needs to be in place at Practical Completion.



STEP FOURTEEN

The electrical and plumbing fit off, ceiling insulation, driveway, landscaping and fencing is all completed. At the Practical Completion Inspection, you and/or your third party representative and Property Manager may walk through the home with the Supervisor to identify any minor rectifications required prior to handover. FRD will provide you with an invoice and photos once this stage is completed. It is called "Practical Completion Claim" this final progress payment equates to 15% of the contract value.



Congratulations!

All items have been finalised and provided the final payment has been received, your handover pack including keys, compliance certificates, product manuals and warranties will be handed over to you or your Property Manager.