



**Blue
Lake
Homes**

Est. 1990

The Building Process



We understand that building a new home can be a complicated and at times, daunting process. We are committed to ensuring you are fully informed every step of the way. That starts with understanding the building process.

This guide will help you to be more familiar with the stages of building and what to expect on your own new home journey.

Blue Lake Homes is proud of the quality homes that we have built over the last 32 years - but just as importantly, we are proud of our commitment to providing you with outstanding customer service.



The Team

From when you first walk into our office through to the moment you walk through your front door - our team of experts will be here to help guide you through your new home journey.

NEW HOME CONSULTANT

Your new home consultant is here to discuss your needs, budget and lifestyle. They will guide you through our range of plans that will compliment these factors. You will discuss floorplans and facades and if required, customise these to better suit your needs. They will also help you to find land if required.

They will remain your first port of call for all pre-construction aspects of your home. They will guide you through the signing of your HIA contract, and will ensure your council application is submitted quickly and will continue to communicate with the council to gain regular progress updates. They will also look after any communication with your finance company or accounts.

CLIENT LIAISON

Your client liaison will contact you to arrange appointments and is available to follow up any queries throughout the process

DESIGN CONSULTANT

Your design consultant will work with you to understand your vision of your home. They will assist and guide you in finalising your design and choosing your colours, fittings and fixtures for the inside and outside of your home as well as the electrical requirements. They will also work to ensure a smooth transition from sales through to construction.

BUILDING SUPERVISOR

Our building supervisor is responsible for the construction of your home. From supervising the contractors and liaising with suppliers - he will ensure you are regularly updated with the progress of your new home. You are welcome to meet with your building supervisor onsite to inspect your home during construction. Once complete he will walk you through your home and hand over your keys.



New Home Selection



Your new home consultant is here to work with you to find the perfect home to suit your budget, needs and lifestyle

LOCATE YOUR LAND

If you have not already purchased your land, your new home consultant can work with you to find the perfect block to suit your requirements. We maintain a list of the available blocks in the local area. We can also work with any of the local real estate agents to prepare a complete house and land package for you.

YOUR CHECKLIST

- ☐ Confirm your block of land
- ☐ Select your floorplan and any changes required
- ☐ Meet with our new home consultant to discuss your new home proposal
- ☐ Pay your initial deposit

SELECT DESIGN

We will help you choose from our extensive selection of floor plans. We can then make alterations to customize the plan to best suit your needs. You will also discuss and select from the façade options available and tailor the home with your requirements.

NEW HOME PROPOSAL

Your new home consultant will then prepare your new home proposal and arrange an appointment to discuss it in detail. You will then sign your home pricing form and pay your initial deposit that will cover preliminary site investigation and documentation for your home.

Pre Construction Process

Now comes the time to visualise your dream home. Your New Home Consultant and Design Consultant will be with you each step of the way as you select every aspect of your new home.

SITE INSPECTION

Your new home consultant and building supervisor / construction manager will meet you on site to discuss the perfect location / orientation for your new home & services

SKETCH PLAN

Sketch plans will then be drawn showing your floor plan, elevations and the location of your home on your block. This stage can vary depending on work load however current times are approximately 1 month

CONTRACT SIGNING

Your new home consultant will arrange an appointment for your HIA contract signing. All parties of the contract will need to present – the appointment will take place at our Blue Lake Homes offices and take approximately 1.5 hours. Typically this will take place once we have your sketch plan

PLANNING APPROVAL

Your sketch plans will now be submitted to council for planning approval while we continue to work with you in finalising your plans. This stage will take approximately 6 weeks however can be longer subject to requirements



NEW HOME SELECTION

Here you will spend 3-4 hours going over your sketch plan ensuring your design is exactly how you want as well as selecting every aspect of your new home.

Believe us when we say this is the FUN part of the process. Your design specialist will be with you each step of the way advising you in your selections. Selections will include colours, sanitary ware and tapware, appliances, fixtures & fittings, tiling and joinery & electrical layout. Following your appointment our support team will continue to work on finalising your selections with you. However final plans are required for joinery / tiles / flooring to be finalised therefore your full paperwork will be provided after these are confirmed.

FINAL PLAN REVIEW - 6 STAR ENERGY RATING

Your last appointment before your home moves into the construction phase will be with your new home consultant to approve your final plans and confirm variations.

We will ensure your plans achieve a 6 star energy rating. During this appointment you will also meet with our support team to finalise your new home selections. (This approval will determine what is submitted to your finance approval).

BUILDING APPROVAL

Your plans and all relevant information (including documents from 3rd parties ie Engineer, frames & trusses) will now be submitted to council for building approval. This stage will take approximately 30 days.

FINANCE APPROVAL

Your new home consultant & support team will liase with you and your bank or mortgage broker to provide all the necessary information to get formal finance approved.

PRE-CONSTRUCTION FINALISED AND MOVED TO CONSTRUCTION

Now you have made all of the hard decisions you will be introduced to the construction team to start the exciting stage of seeing your home come to life.

YOUR CHECKLIST

- ☐ Finalise land contract and provide BLH with land title
- ☐ Meet with your new home consultant on site to confirm house location
- ☐ Contract signing appointment
- ☐ Research colour inspiration
- ☐ Attend colour selection appointment
- ☐ Sign final colour selections
- ☐ Sign final plans
- ☐ Obtain formal finance

Construction Process

The building now begins! Our Building Supervisor will contact you throughout the build process to keep you updated on the progress of your home as well as receiving regular updates from Hannah our Construction & Purchasing Assistant.

NEW HOME / SITE COMMENCEMENT

Once your new home finance & full council approval is received we will then enter your entire job for purchasing. We will also schedule your site survey and then site preparation. Once these are scheduled we will contact you to advise you of your start date.

KEY PROGRESS STAGES

The Build has 5 key stages

1. BASE

Pouring your slab

2. FRAME

Erecting your wall frames and roof trusses

• ELECTRICAL WALK THROUGH

Once your frames are up we will book in an electrical walk through. This stage allows you to meet with our construction team to confirm all electrical and ask any questions you may have about it. eg. power points, light switches, locations and where you want them.

3. LOCK-UP

Roof coverings, bricks, external cladding, windows & external doors

4. INTERNAL FIXING

Internal walls, skirting, architraves, baths, basins, sinks, cabinets and cupboards are fixed into position

5. COMPLETION

All interior and exterior details are completed

HANDOVER

The time has arrived! Your client liason will call to arrange a time for the building supervisor to meet you onsite. He will walk you through your home and handover your keys and all other relevant information.

YOUR CHECKLIST

- ☐ Progress Meetings – at the end of each stage of the build you are welcome to arrange a meeting on site with the building supervisor to discuss the progress of your home
- ☐ Ensure progress payments are paid
- ☐ Attend handover appointment at your new home where you will receive your compliance certificates, warranty information and keys
- ☐ Move into your new home!

You're welcome to visit the site at any stage during the build. We do ask for 48 hours notice to arrange to have the site to be opened – this is essential for safety reasons. During construction all jobs will have two scheduled walk throughs with the construction team

YOUR CHECKLIST

- Progress Meetings – we will contact you arrange a meeting on site with the construction team for both Electrical walk through and pre handover. Please contact us should you wish to book other times outside of this.
- Ensure the paperwork for your progress payments are signed and submitted to your bank asap and follow up to ensure payments are paid when due.
- Attend handover appointment at your new home where you will receive your compliance certificates, warranty information and keys
- Move into your new home! Closer to the date we will send you some tips to make sure you are ready to move in.

After You Move In

Our dedication to customer service doesn't end when your build does either. We pride ourselves on our outstanding after-sales service too.

Welcome to the Blue Lake Homes Family





**Blue
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