



**Melbourne House and Land - Process to purchase**

1. Select preferred House type (Day 1);
2. Select preferred block of Land (Day 1);
3. Commence finance application (Day 1);
4. Land Contracts will be sent directly to you within approximately 1 week. Please review these with your solicitor and after signing, return to them our office (Day 7);
5. Pay 10% deposit on the land (Day 7);
6. Pay \$2000 to "Complete Sales". Please note this is part of the construction price quoted, however not refundable if you elect not to proceed (Day 7);
7. The building contract will be forwarded to you in approximately 2 weeks. On receipt, please review this and if suitable, sign where indicated and return this to our office (Day 21);
8. Finalise finance approval (Day 28);
9. Settle the land (Day 60);
10. Pay 5% (less \$2000 already paid) of the building contract (Day 75);
11. Pay 2<sup>nd</sup> progress claim as instructed (Day 135);
12. Pay 3<sup>rd</sup> progress claim as instructed (Day 165);
13. Pay 4<sup>th</sup> progress claim as instructed (Day 190);
14. Pay 5<sup>th</sup> progress claim as instructed (Day 220);
15. Organise Property Management services (Day 220).
16. Pay 6<sup>th</sup> (final) progress claim as instructed (Day 250).

**Note: Approximate time frames (Days) used.**