



Building with amblemead.

Congratulations, you've found your perfect block for your perfect home at amblemead. Here's a simple guide to the process of building your home.

Feel free to call Annie at amblemead on 0407 624 119 to talk through your specific build.



1

Work Out Your Home Requirements

This is where you decide the features you'd like in a home. View the Designer Series range for options and ideas. If it's a home to live in, think about your lifestyle and family requirements. If it's an investment, think about what's important for future rental and resale.



2

Choose builder

Once you know what type of house you want and the mandatory features, Annie can talk you through the many build options available to you at amblemead. Take your ideas and plans to the builders that you have chosen. At the end of this step you will have chosen your preferred builder. It's a good idea to start talking to the bank now that you know what sort of cost may be involved.



3

Budget

Once you have chosen your builder and the home design, your builder will be able to provide a cost for all inclusions and specifications you have chosen. This will be in the form of a detailed quote. There may be some to-ing and fro-ing to get things on budget but by the end of this step you will have an idea of your spend. Remember to keep some money aside for last minute changes or additions!

A DEPOSIT MAY BE DUE HERE



4

Building Site Assessment

Now is the time your chosen builder views your block and assesses it for the build and does a soil survey. This also helps the builder determine the final price as the block and soil is an important component of the build.



5

Contract Signing

Now is when it gets really exciting! You'll be provided with a final quote that covers off everything you want in your new home plus the outcomes of the site assessment. Once you are happy that it covers everything you have discussed, sign it and get ready to see things take shape!

SECOND PAYMENT DUE



6

Selections

This is the time to put your personal touch to make your house your home! You'll be provided some colour and style options on many fixtures and fittings for your new home. If you do decide to do something outside of the selections package available to you, there may be some additional costs and you will receive an estimate from your builder.



7

Approvals

On your behalf, your builder will seek planning and development consents from the Amblemead Encumbrance Panel and then Mt Barker Council. It is likely you will be the main point of contact, but all the paperwork will be done by your builder and they will manage its progress in Council.



8

Build

Once approval has been given by Mt Barker Council, your builder will provide you with an estimation of build time and works will commence! Watch your house take shape over the coming months and get ready to enjoy living at amblemead.

FINAL PAYMENT DUE ON COMPLETION