

BUILD YOUR DREAM HOME

FROM THE GROUND UP

YOUR SIMPLE GUIDE TO HOME OWNERSHIP



1

UNDERSTANDING YOUR BUDGET

Grab a calculator, because it's time to crunch some numbers. Your bank or finance broker can show you what you can realistically afford and what your maximum borrowing capacity is.



CHOOSE YOUR LOCATION

There's nothing like the feeling of finding the right location for your lifestyle – a community that makes you feel happy, connected and safe. Make sure you look at the proximity to shops, schools, parks and transport.

2

SHOPPING FOR YOUR BLOCK

It might not look much now, but that block that you have chosen will eventually be the foundation of your dream home. So, make sure you carefully consider:

- The shape of the block
- The frontage (this will affect home designs)
- Orientation (the amount of natural light available)

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LAND CONTRACT, DEPOSIT AND TRANSFER.

Once you find the block of your dreams, it's now time to make it yours by paying a land deposit and signing a land contract. Your chosen settlement agent will take care of the legal process of transferring the land into your name (just make sure Cedar Woods know their details to make it a smooth process).

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CONGRATULATIONS

Well done – you're well on your way. Now it's over to you and your builder.

Just make sure to let us know when your home is nearly complete, so we can help you with the fencing and front landscaping.

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SETTLEMENT

Settlement usually takes place 21 days from finance approval, or 14 days after the title is issued. Your settlement agent will take care of this and help you arrange any payments. Once settlement is achieved, the land title will be transferred to your name and you can start building your dream home.

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FINANCE APPROVAL

Your land contract comes with an agreed timeframe to confirm your finance tick of approval.

If there are special conditions, or any delays, you need to contact Cedar Woods to apply for an extension for your finance approval.

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CHOOSING A HOME DESIGN

How many bedrooms?
How many living spaces?
How big will your kitchen be?

These are just some of the questions the right home builder can help you answer.

Once you've chosen the builder and a home design that's right for you, you will need to sign a building contract and pay a deposit to your builder.

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