



SPRINGWOOD
GAWLER EAST

BUYING
PROCESS

Buying a block of land and building your dream home can sometimes seem like a daunting process, but it doesn't have to be. We're here to guide and assist you every step of the way to ensure the process is an enjoyable one.

STEP 1 / Seek Financial Advice

Before making the final decision to buy, speak with your bank, mortgage broker or a financial advisor to understand your options.

STEP 2 / Secure your block or house and land package

Although this process differs slightly depending on what you're buying, generally your first step will be to purchase the land direct from Springwood Communities. This involves signing a contract and providing a deposit. It may be a little while before your block is ready for you to start building which is why good financial advice before you purchase is essential. Keep in mind that there are fees involved in buying a property, including government stamp duty, property searches, legal fees, mortgage insurance and finance loan fees. One of our Sales Consultants can help you understand which extra costs you need to pay.

As part of the buying process, you will most likely want to speak to different builders about what sort of home you want to build and to ensure the block you're choosing works for your perfect house. Generally builders will ask for a commitment from you to when you've chosen a house by way of a deposit.



STEP 3 / Contract unconditional and Transfer of Land

Once all conditions of your contract are met, your contract becomes 'unconditional'. This means you're able to proceed with the purchase. Your solicitor or conveyancer now needs to inform our solicitor of this on your behalf.

STEP 4 / Design Support

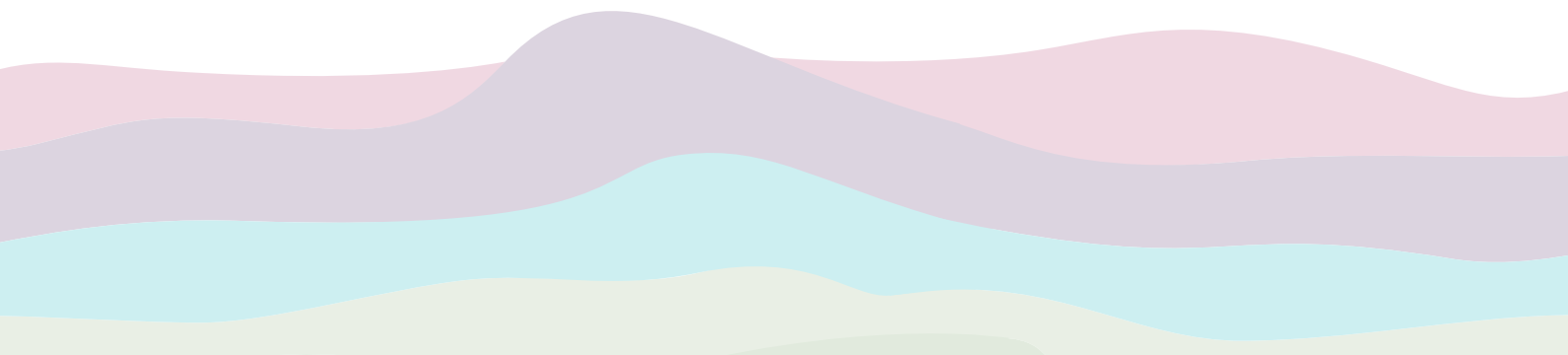
Springwood Communities offers a complimentary design support service independent from your builder, to help you develop ideas for your new home. It's best to contact us early in the design process to maximise the free design assistance we can provide.

STEP 5 / Design and Siting Requirements

To maintain standards in your Springwood Community and protect your investment, all homes must comply with the Design Guidelines. Spec homes and home and land packages can be pre-approved, but generally the builder will need to submit your plans to our Design Support Team for approval.

STEP 6 / Keeping you in the loop

The time between when you sign your contract and settlement can vary. We'll send you regular project updates to your email inbox to let you know how things are progressing. During this time, we'll also send you updates about our community and events to help you get excited about your new home.



STEP 7 / Settlement

Things are really happening now! Make sure you put your settlement date in your diary.

On the settlement day, you need to pay the remaining balance of your purchase. To avoid any disappointing delays, make sure that funds are available from your financial institution before your settlement date.

Once all the relevant mortgage documents are signed, the land title will be transferred into your name.


STEP 8 / Construction

Now that your block of land is registered and your plans are approved by our Design Support Team, your builder will then submit the plans for building works and planning approval. Once approved, the builder can start construction. Most builders require progress payments, usually at five stages: slab down, frame up, roof on, lock-up and practical completion. Your financial institution can arrange these payments for you.

Safety is very important during the construction process. Your builder must comply with workplace health and safety regulations, and they'll let you know when it is safe to go on-site. It's important that you don't take a sneak peek during construction without your builder present! Your builder should keep in regular contact with you during the build, but you can always contact us if you have questions.

STEP 9 / Welcome

Your home is now ready, and it's time to move in. At Springwood Communities, we know that moving into your new home is exciting, and we want to make your welcome memorable.





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