



**Your easy step by step guide
to buying a Bond Home.**

Bond Homes PO Box 157, Wendouree, Vic. 3355
Telephone (03) 5339 3845
Facsimile (03) 5338 1393
Email: bondhomes@bigpond.com.au
Registered Builder No. DB-U 5011
HIA 531 327 CB-U 6252

<http://www.bondhomes.com.au>

Bond Homes step by step guide.

1.

Initial enquiry.

- We will supply you with pricing information.
- We will discuss your needs and requirements with you.



2.

Obligation free site assessment.

- We will visit your site to assess accessibility and siting.



3.

Drawings and Quotation:

- We will draw your house to your requirements and supply you with a written quote for construction. [Refer to explanatory notes below.](#)



4.

Contract:

- Meet with Bond Homes to make any changes to your drawings.
- Sign contract.
- Colour Schemes.
- *5% deposit payable.* [Refer to explanatory notes below.](#)



5.

Paperwork & Permits:

- We contact Council to gather information about your block.
- We conduct an energy rating assessment on your house.
- We engage a geologist to do a soil test on your block, (for footing design).
- If required, a planning permit application is prepared. [Refer to explanatory notes below.](#)
- If required, a septic permit application is prepared. [Refer to explanatory notes below.](#)
- We prepare and apply for a Building Permit.



6.

Commencement:

- We receive the Building Permit
- We commence building the floor structure.
- *5% Base Stage payment due.*



7.

Building:

- We continue building you home at our Ballarat factory. [Refer to explanatory notes below.](#)
- We visit your site to dig stump holes and install footings and stumps.



8.

Delivery:

- We deliver the home to your site. [Refer to explanatory notes below.](#)
- *85% Delivery payment due.*



9.

Completion:

- You check the building with us to ensure your satisfaction
- We hand over ownership of the home to you. [Refer to explanatory notes below.](#)
- *5% Final payment due.*



10.

90 day Service:

- After 90 days we return to site, service anything that needs attention and ensure that you are satisfied with your new home. [Refer to explanatory notes below.](#)

Explanatory notes

3.

Drawings & Quotation

We can often do drawings and construction quotations before we inspect a site.

During your initial contact with us we will ask you questions regarding your site to ascertain whether an initial site visit is required for quotation purposes.

If a site visit is not required for quotation purposes, we will visit the site after quotation and before finalisation of drawings.

4.

Contract

For your convenience, you can visit us at our Ballarat premises to sign contracts or we can visit you.

At this stage you can also make any last-minute changes to your plans.

You will need to supply us with a copy of the Certificate of Title for your block so we can accurately draw a site plan and proceed with the council permit process.

If you like you can choose colour schemes at signing of contract stage as well.

5.

Planning

Building permits, council property information requests, energy ratings and soil tests are included in the documented price of all Bond Homes.

If a Planning Permit is required Bond Homes will apply for and pursue the permit on the client's behalf at no charge. The client will only have to pay for the council planning fee.

Council Planning fees are typically around \$220 for dwellings under \$100,000 in value, and \$550 for dwellings over \$100,000 in value.

Septic Permit

Connection to services are not included in the documented price of Bond Homes.

As a septic system forms part of the 'connections to services' it is up to the client to arrange their on-site plumber to assist with their council application for a septic permit. This permit is required as part of the Building Permit application.

If you require any help with the septic permit application process, we will assist you at no additional cost.

If you have difficulty finding a local plumber or electrician to do your connections, we can suggest some appropriate contractors.

7.

Building

Our building process typically takes between 6-8 weeks depending on the size of the home.

During this time you are welcome to visit our factory to view your home in progress.

Late in the building process we will visit your site to dig stump holes. We will then arrange for the holes to be inspected by a building inspector before we return to pour the concrete footings and install the steel stumps.

8.

Delivery

When we have a confirmed delivery date we will notify you to enable you to coordinate your on-site contractors, (electrician/plumber) to arrange connections.

Once the home is delivered we spend a few days on site doing the finishing touches to ensure your home is finished to a quality standard.

9.

Completion

Once your on-site contractors have finished their works, obtain from them their certificates of compliance for works completed.

Forward a copy of the plumber's and electrician's certificates of compliance to Bond Homes and we will forward them to the building surveyor to form part of your Certificate of Occupancy.

Once the building surveyor has completed a final inspection on your home and received all certificates, a Certificate of Occupancy will be issued.

10.

90 Day Service

As an extra level of quality assurance, we include a 90-day service. After you have been living in your new home for 90 days we return to make sure that our quality benchmarks have been met. We service anything that needs attention and ensure that you are satisfied with your new home.

Aside from the manufacturers warranty on fixtures and fittings, all our homes are registered with the Masters Builders Home Warranty Scheme and are covered by a six and a half year structural guarantee.