

# Buying a new Home in Easy steps



Experience every step of the way.

At OzyHomes we are constantly maximizing our resources and experience to provide sustainable communities. Our homes have been designed to grow with you and the changing times.

**Our Ozy home team is there to assist every step of the way.**

- Sales Consultant can recommend a suitable property.
- Customer Service/ Colour consultant clarify features of your home.
- Building supervisors bring together all tradespeople and contractors to build your new home
- Warranty Co-ordinators take responsibility with repairs and maintenance during the warranty period are 100%

#### Some Financial tips.

In addition to the price of the home, consider.

- Stamp duty on home mortgage
- Lender's fee
- Solicitor's/Conveyancer's fee and
- Mortgage registration fees.

#### Don't forget Government Incentives

- <https://www.revenue.nsw.gov.au/grants-schemes>
- \$50,000 grant proposal by the property council  
[https://www.propertycouncil.com.au/Web/Content/Media\\_Release/National/2020/Property\\_Industry\\_Can\\_Kickstart\\_Economic\\_Recovery.aspx?WebsiteKey=148a29fb-5ee5-48af-954b-a02c118dc5fd](https://www.propertycouncil.com.au/Web/Content/Media_Release/National/2020/Property_Industry_Can_Kickstart_Economic_Recovery.aspx?WebsiteKey=148a29fb-5ee5-48af-954b-a02c118dc5fd)



## FOLLOW THE OZY HOME STEPS

### STEP 1: Financing

Find out how much you can afford and if stamp duty can be included in your loan. Consider also the First Home Buyer Assistance scheme, First Homeowner Grant (New Homes) scheme. If you are illegible, being a joint initiative by the Federal and NSW Government will provide you with a non-means tested lift towards purchasing your new home. If you are illegible you must check at <https://www.revenue.nsw.gov.au/about>

**\* Check :** you can determine the stamp duty if you click <https://www.apps08.osr.nsw.gov.au/erevenue/calculators/fhba.php> First Home buyers are exempt from Stamp duty subject value of the home.

### Step 2: Lawyer details/ Conveyancing

A key point to remember is to appoint a conveyancer or solicitor. Your legal representative will act on your behalf with Ozy Homes' solicitor in relation to aspect of the contract and so on.

### STEPS 3: Selecting your new Home

It's a matter of consulting with the salesperson that you give them a picture of what you seek. Location, size, features, style and design , and price you are prepared to pay.

- Size of home, 4- or 3-bedroom home with study, rumpus room or theatre room.
  - Single or double Storey home with either single or double lock up garage
  - Orientation of the home, allowing for a sunny backyard or main bedrooms – more garden and or low maintenance for smaller block
  - Infrastructure, schools, transport, park areas, retail centres amenities etc.
  - Type of façades, and use of Materials – Modern, classic and Hampton styles
- \* Check :** Its worth knowing that façades range in prices and may effect your overall budget.

#### **STEP 4: Exchanging of Contracts subject to ten business day cooling off period.**

##### **1. Turnkey Packages & Land only**

Given changing times, at Ozy Homes we are flexible with initial administration fees. Technically when purchasing one of our Turn-Key Packages or land, we require only 0.25% of the total purchase price including GST at point of sale. After payment of 0.25% and a signed purchase agreement, standard cooling off period of 10 business days applies to pay 10% deposit (we are liberty at our discretion to allow for 5% deposit). Once you have paid 5% or 10% you have exchanged contracts and the excitement period begins to settle on your new home.

##### **2. House and land Packages (Separate contracts)**

Purchasing under separate contract arrangement, allows for flexibility in determining your inclusions and a more effective pricing although the property in most cases will not be delivered as complete.

There are 2 contracts to deal with here, one for the land component and one for the constructions of the home. Contracts are dealt similar as in point 1. However with building your new home, there are several steps.

- Signing a tender – the tender at Ozy homes shows step by step process of scope of works required to build your new home.
- Once you have signed the tender an initial deposit is required normally 5% of the value of the tender.
- The next step is the building contract, setting out the required steps and progress payments. Most importantly and exciting opportunity to choose your colours. We have a wide range of luxury inclusions to choose from to create your dream home. Your building contract will also be provided for your consideration and banking requirements. If you have chosen our turnkey solution a building contract will not be necessary as this will in your purchase contract. Our sales team is already at hand to assist you further.

**\* Check:** Make sure you have pre-approval or formal approval in place prior to cooling off period even if you are purchasing a NON turnkey home (separate contracts). At the same time, your bank will require a copy of the Tender and building contract showing pricing of home and progress payment plan and deposit paid so far.

#### **Step 5: Colour Selection**

Ozy homes will make contact you to invite you to explore the range of colour options for kitchen, walls, bathrooms and tiles and so on unless the colours have already being nominated through our turnkey homes.

When the house is complete, a Customer Service Representative will arrange in inspection of your home prior to settlement. Take note, due to work safety regulations access to your home can only occur when accompany by an Ozy Home representative.

#### **Step 6: Construction**

Once the land is registered, Ozy Homes will advice you and provide and estimated time frame to construct

#### **STEP 7: Settlement**

The final payment is due at settlement and we will provide 14 days notice for you to settle on your new home.

Macquarie gardens land is anticipated to register towards the end of November 2020.

#### **STEP 8: Moving In**

Once settlement is finalised, an Ozy home customer representative will confirm a time for you to collect your keys from Ozy Homes office or otherwise arranged by other means.

**\* Check :** At least 5 days (take note public holidays) before you move in, advice gas, electricity, telephone services and home content insurance company of your settlement and occupancy dates.