

BUILDING PROCESS

Step 1. Choose your land

The first step is to choose your land. We are able to assist you to find the ideal location to build your new home. Alternatively, you may already have your own land.

Step 2. Design your dream home

WJM Homes have a variety of plans for you to choose from. Our Architect can modify a plan from **Home Designs** to suit your land, budget and lifestyle. Alternatively, we can use your own design or help you design your plan from scratch.

Step 3. Choose your inclusions

The next step is to choose your inclusions. Our **Standard Inclusions** are provided as a starting point and as a guide to clients. We like our clients to have creative control to tailor their inclusions to suit their individual requirements and budget. We also offer a PC allowance schedule to our clients, so they can choose their own fixtures & fittings.

Step 4. Quotation stage

When your plans are finalised WJM Homes will provide a fixed price quotation. Once you are satisfied with your quote, we will ask you to sign a quote acceptance. This authorises us to prepare documents ready for lodgement of the Application for Council approval.

Step 5. Council approval

WJM Homes will lodge the application for Council on your behalf. Please note Council approval can take between 4 - 8 weeks depending on Council's workload.

Step 6. Contract signing

Once Council approval is received we will provide you with a draft contract for your approval. We will then arrange a meeting for you to attend our office to sign the Contract.

Step 7. Selections

WJM Homes do not require your selections upfront. We will request them throughout the construction period as required. This allows time for your design ideas to develop and for you to obtain your selections *at an affordable price*.

Step 8. Construction commencement

WJM Homes are ready to commence *building your dream home!*