Xircon

Building Process

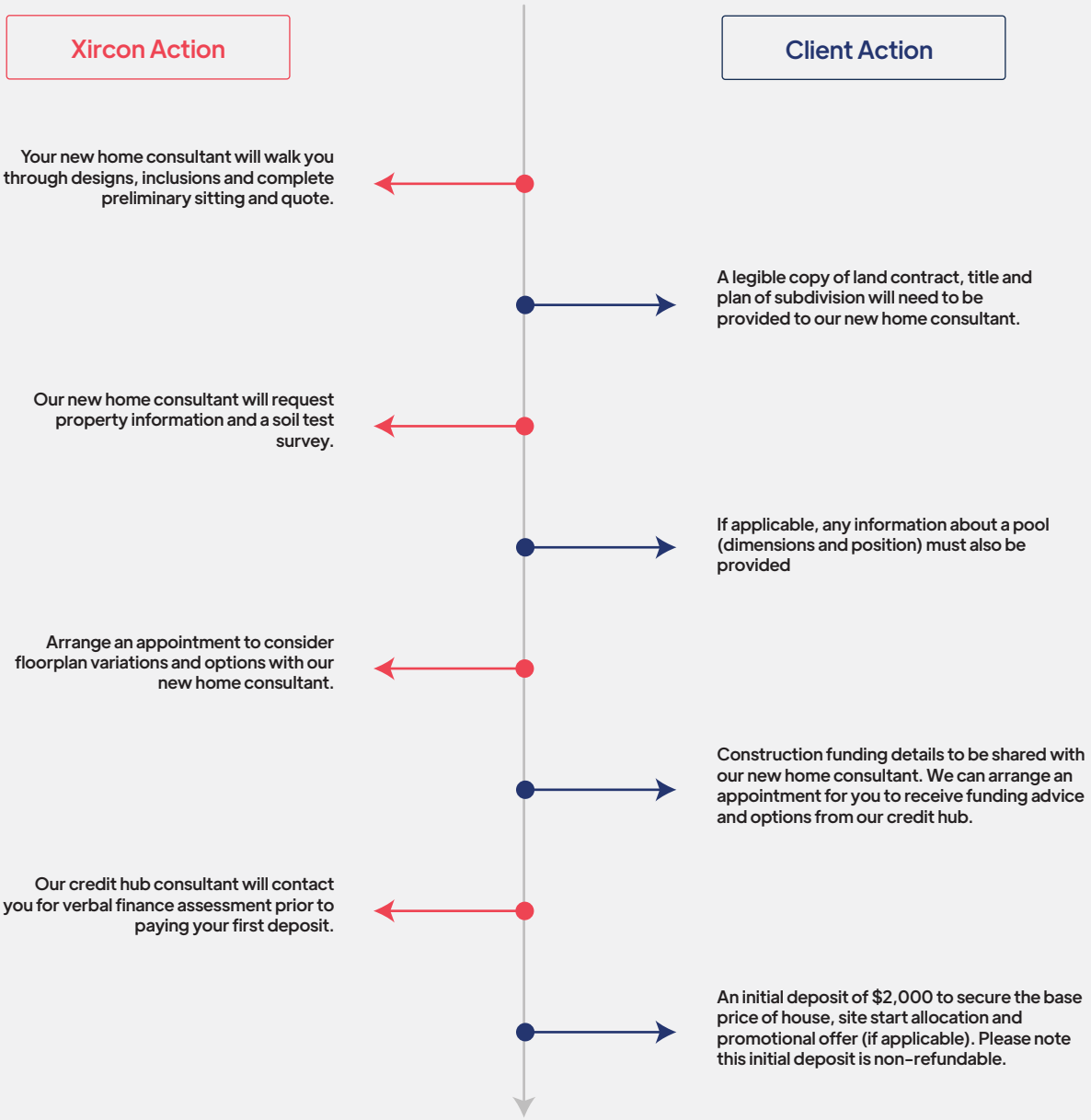
We will journey with you towards achieving your brand new dream home.

Congratulations!

This marks your first milestone with Xircon Homes towards achieving your brand new dream home. Here we embark on finding the finest siting options while you can begin exploring options for styling suited to your own unique taste.

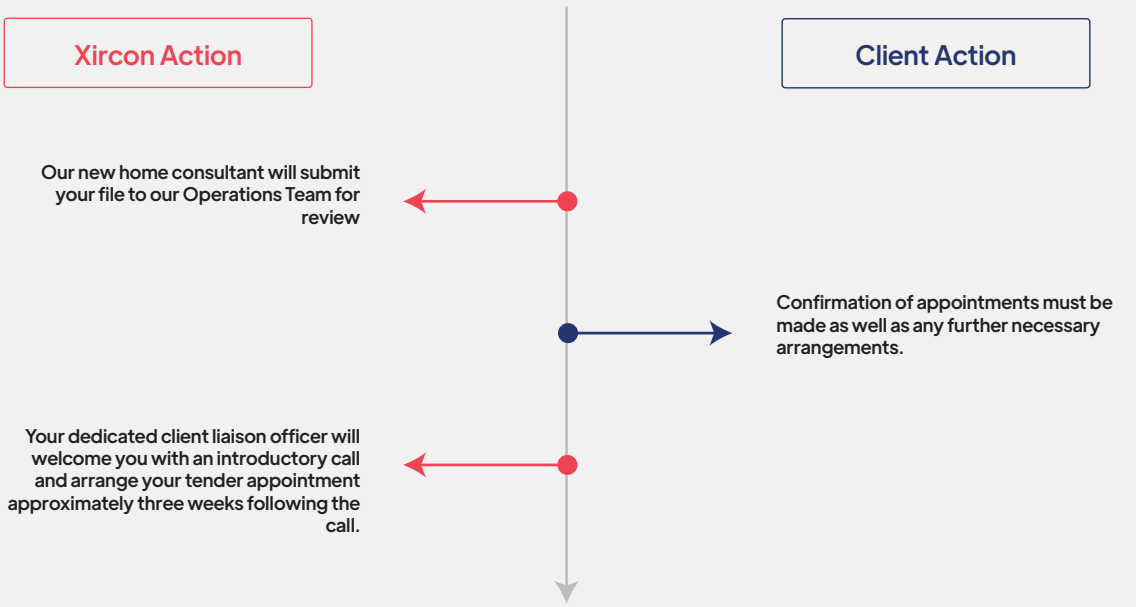
PRE CONSTRUCTION

New Home Selection



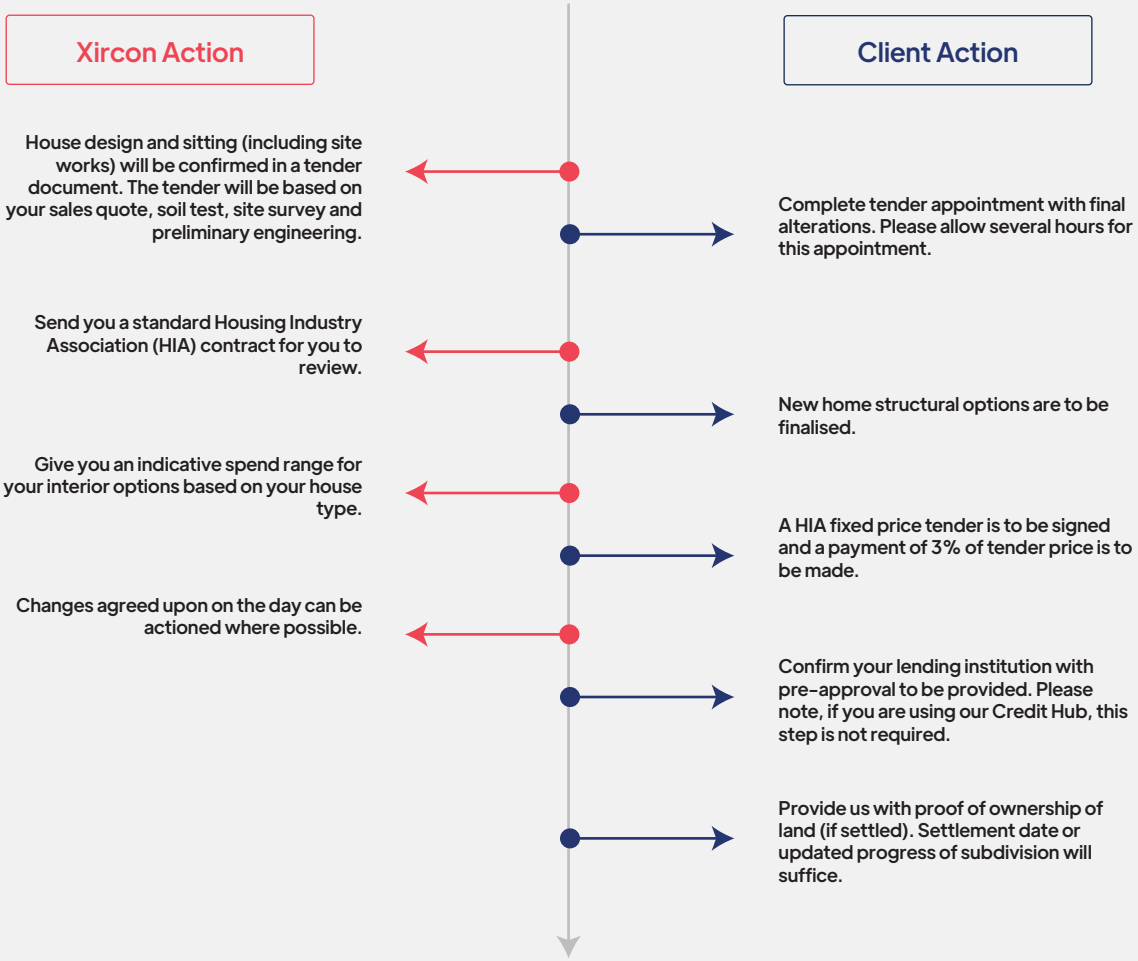
New Home Confirmation

Exciting times ahead! It's time to confirm and start making those key appointments.



New Home Confirmation

At this step, we'll formulate your tender to build according to your sales quote and colour selection scheme. Site works pricing will be provided once soil testing and site surveys are completed



Interior design and selections

It's time to get creative! This is where you start to bring your dream home vision to life. Here you can decide on the interior and exterior styling of your new Xircon home.

Xircon Action	Client Action
Our expert colour consultant will help you finalise your selection of your interior and exterior looks. An appointment will be made to walk you through a range of materials, colours and textures to help you achieve your own distinctive style. We also offer samples so you can see and touch your final finishes.	
	Attend your appointment with our colour consultant.
A follow up contract appointment will also be booked.	
	Finalise non-structural options for your new home.

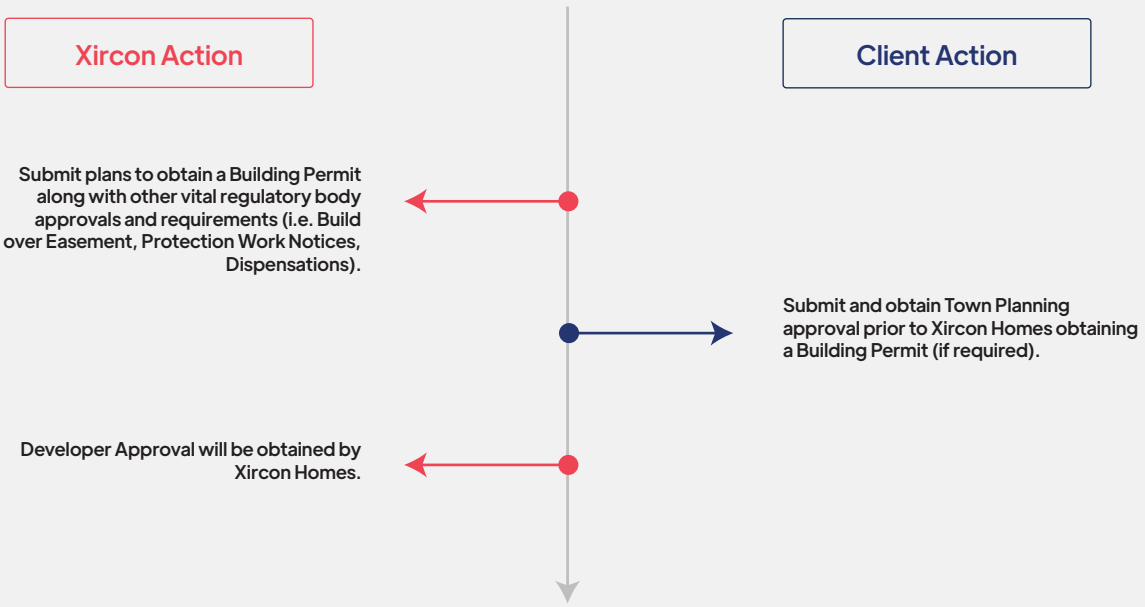
Contract

Let's bring your home to life! Your building contract and working drawings are complete and ready for you to sign before we break ground on your new home.

Xircon Action	Client Action
Provide a fixed price Housing Industry Association (HIA) Construction Contract based on the confirmed house design, siting and your selections.	
	Attend a HIA building contract presentation which involves a set of full working drawings.
Please note no further changes or variations are permitted after this stage.	
	Provide proof of land ownership with funding details of financial institution submitted (if not previously done).
	Sign your HIA fixed price contract.
	Pay the balance of your 5% deposit of contract price.

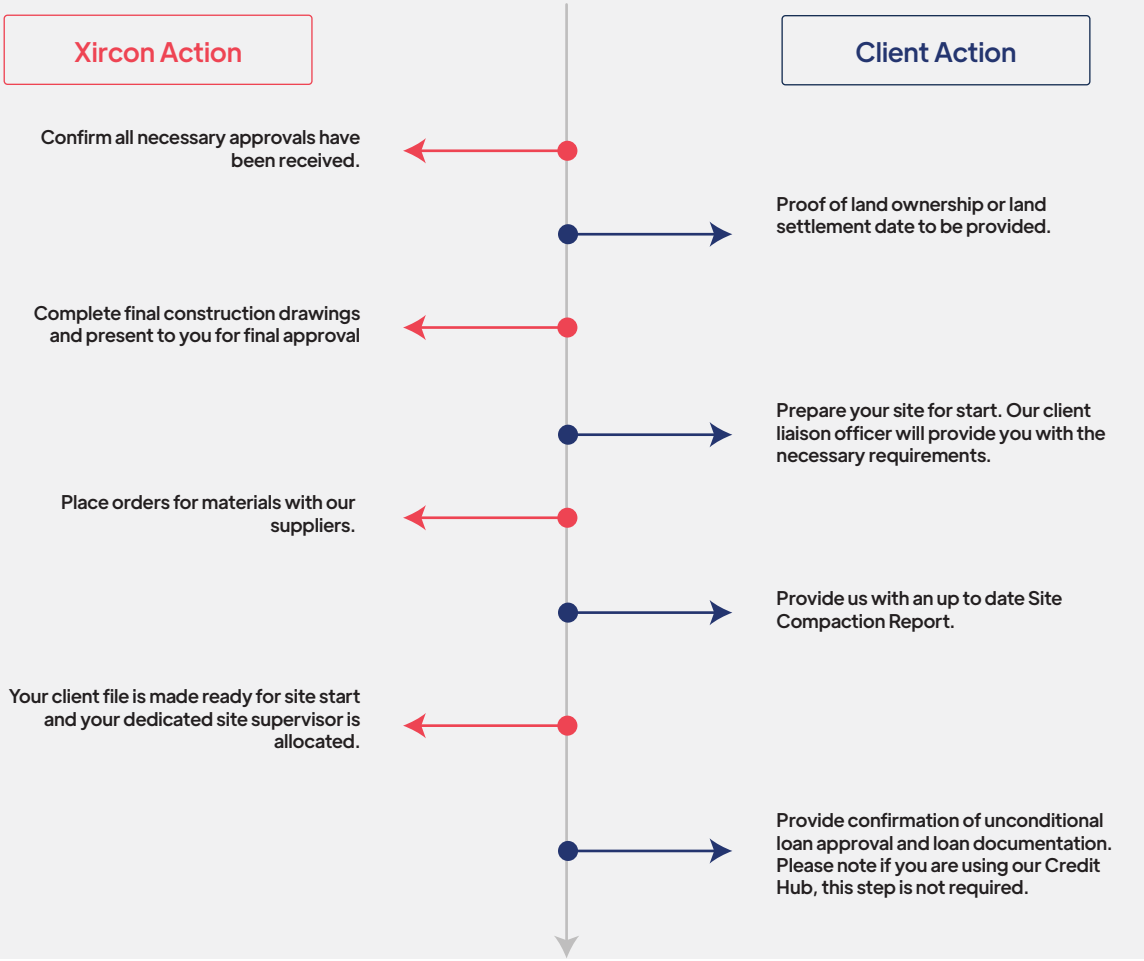
Post Contract Signing

Now that you have completed signing your contract, there are few more steps to go before we start on site.



Before Construction

Almost there!

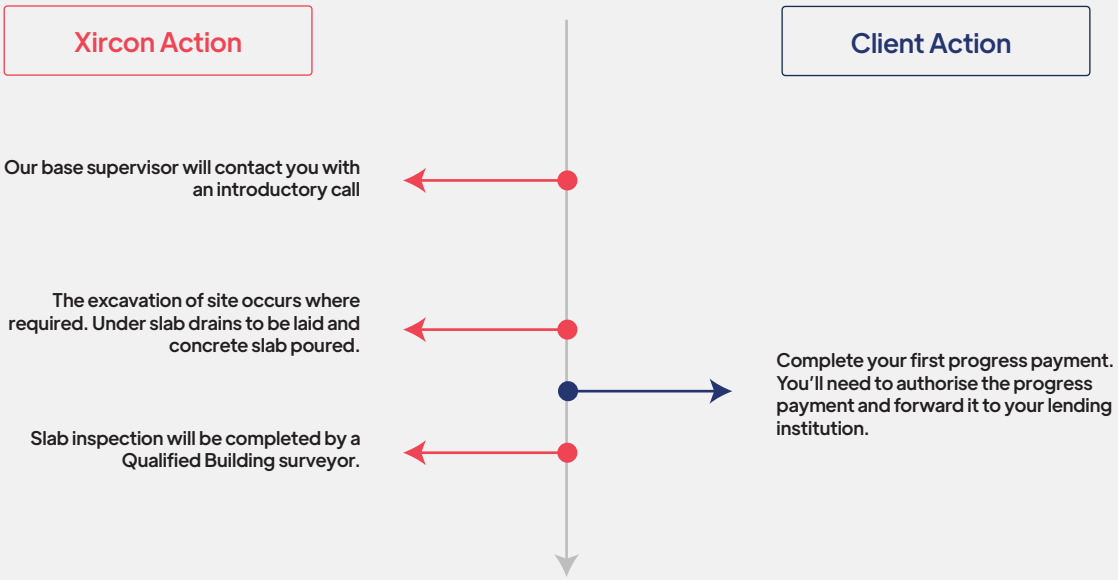


Building Starts Within 12 Weeks of Land Title.

CONSTRUCTION

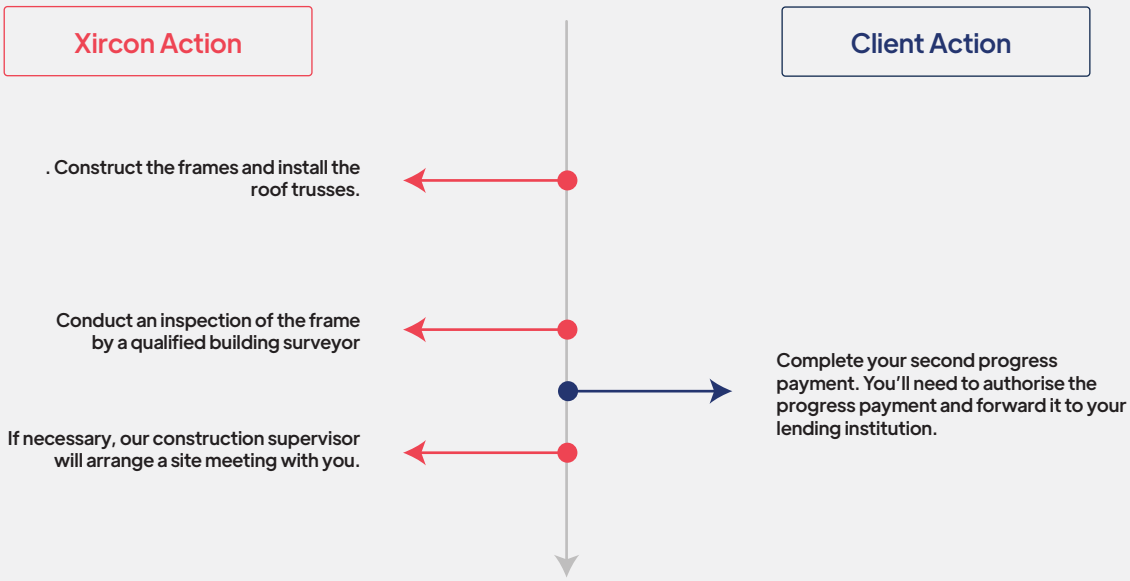
Base Stage

Great news! You've now reached the official starting point of the construction process on your new Xircon Home. Now it's time to bring your vision from paper to real life.



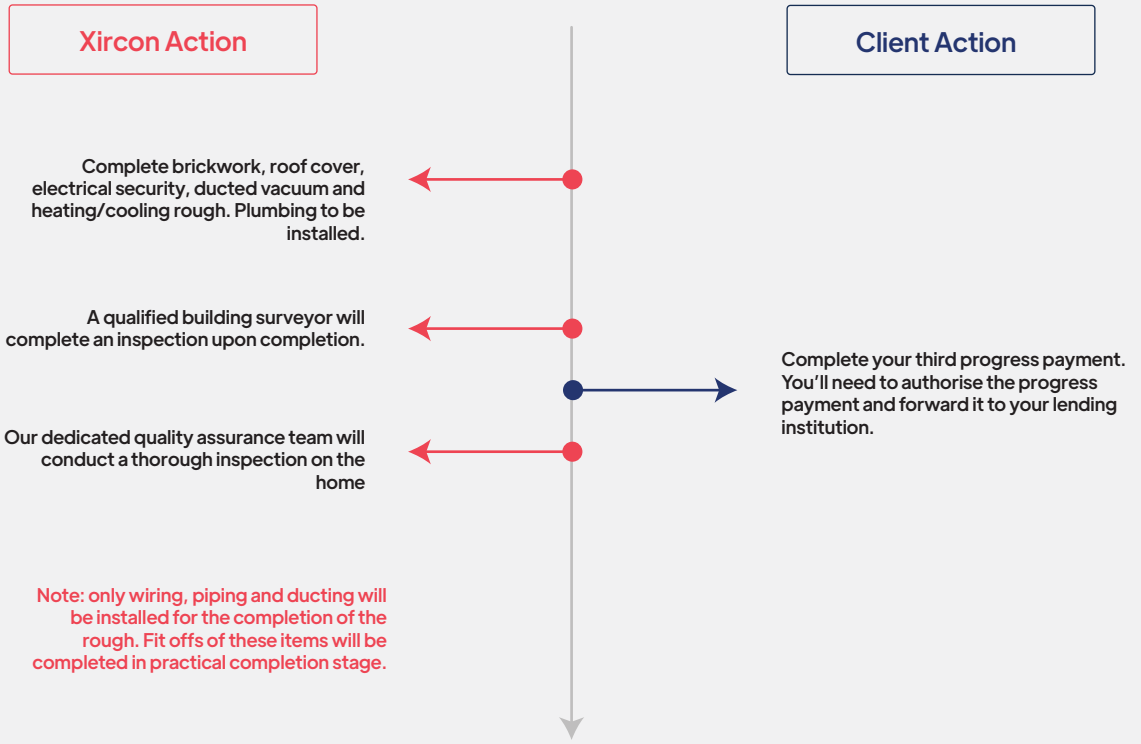
Frame Stage

During this stage, our framing carpenters construct the wall frames and roof trusses of your home.

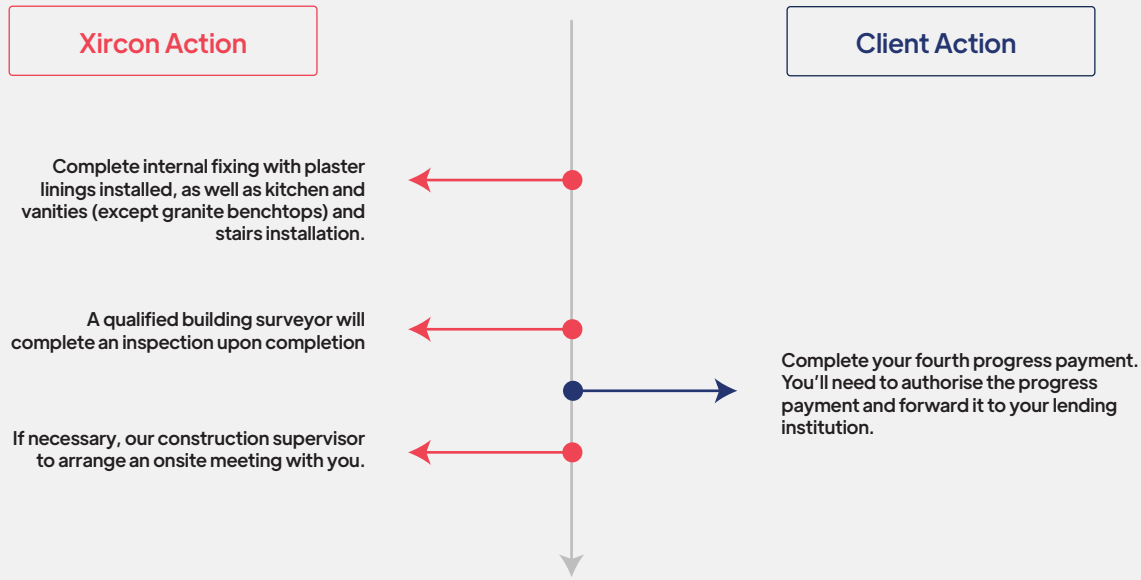


Lock up Stage

This is where the brickwork, roof tiles, external doors and windows are fixed in place.

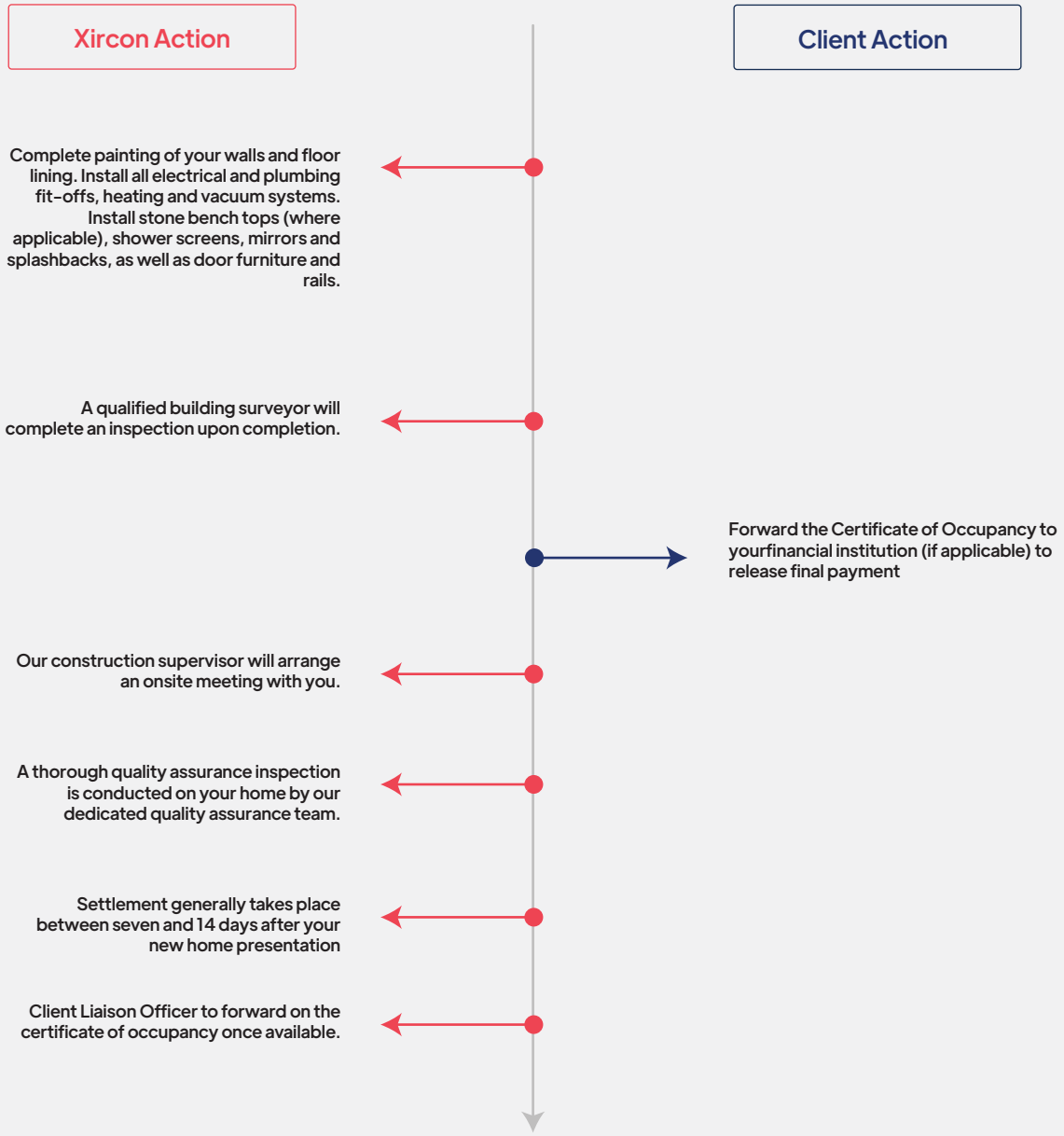


Fixing Stage

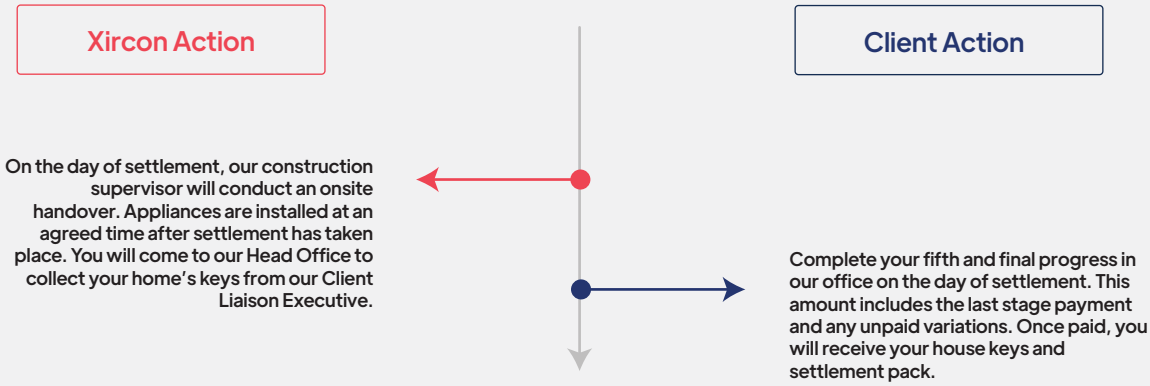


Practical Completion Stage

This is where the brickwork, roof tiles, external doors and windows are fixed in place.



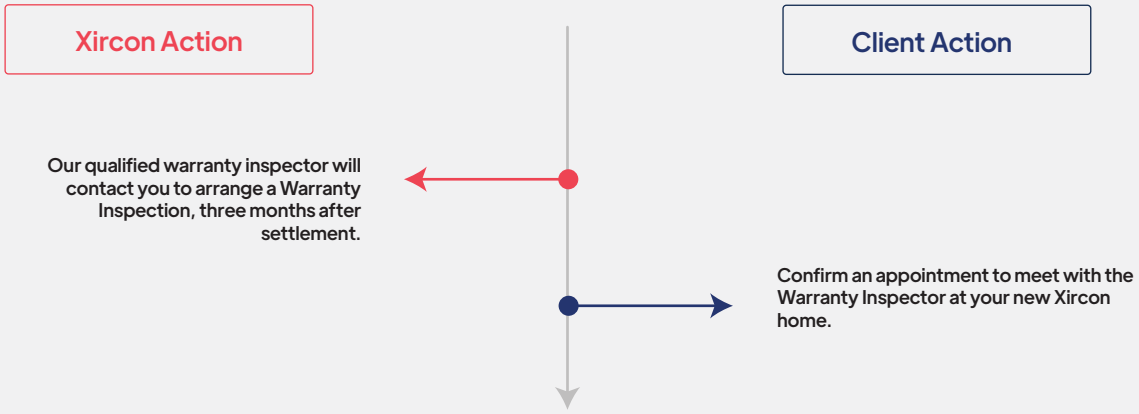
Settlement



Xircon New Home Care Warranty

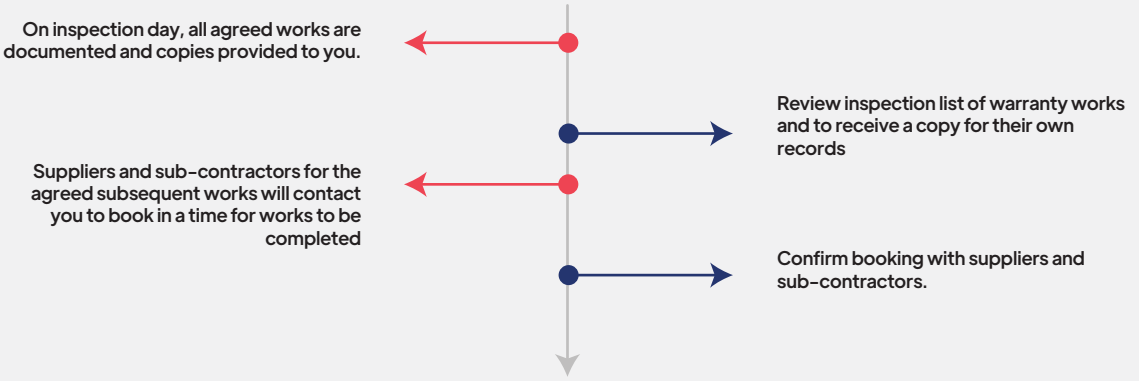
Inspection

A maintenance inspection will be carried out from practical completion inspection.



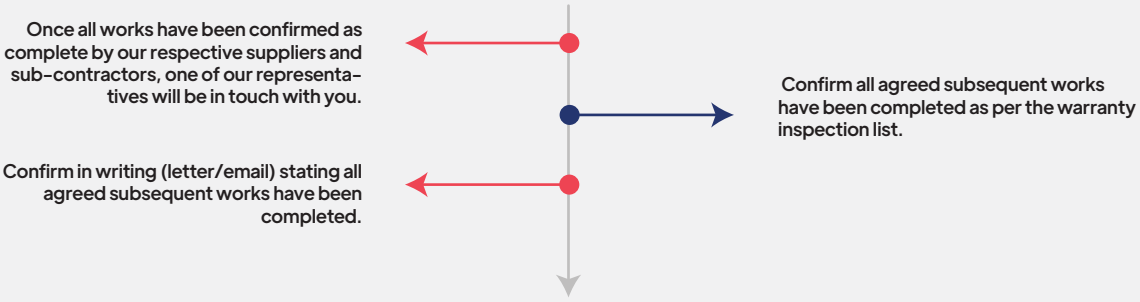
Agreed Works

We will arrange any subsequent works identified during the Warranty Inspection that require rectification or touch-ups.



Completion of Works

We will arrange any subsequent works identified during the Warranty Inspection that require rectification or touch-ups.



Please note: All further structural guarantees are in accordance with statutory requirements.

Please note: The building process is subject to change without notification and is to be used as a guide only. Xircon Homes reserves the right to amend the process at any time without notice.

I HAVE READ AND UNDERSTOOD THE "PROCEDURE OF PURCHASE'.

_____

Sales Consultant name

_____

Client name

_____

Client Signature

We will journey with you towards achieving your brand new dream home.

Things You Need to Know

Site Preparation

Xircon will complete a pre-site inspection to assess the block in preparation for your site start.
You may need to clear rubbish from the site, ensure the block is free of all old or unused services, mow the grass and ensure there is clear access to the property.
We will also check if your survey pegs are in place as a part of this pre-site inspection. The cost for this survey will be included in the tender/ contract and will be refunded in full if the survey is not required.
Based on the following criteria, a re-establishment survey will definitely be required:

•
Prior to commencement of construction. A survey peg(s) is not visible.
•
The proposed garage is setback 0mm off the boundary and any adjoining properties (beside and rear) have commenced construction, regardless of survey pegs being visible. A garage wall cannot encroach at all into a neighbouring property, and once construction begins adjoining the property is when boundary pegs are most likely to be moved.
•
The set-out contractor is not confident in relation to the location of the survey pegs, regardless of whether they are visible or not and regardless of whether adjoining properties have commenced construction.

Asset Protection Permits

You are required to obtain an Asset Protection Permit from Council for the duration of construction of your new home and provide it to Xircon Homes. This permit protects you against paying for existing damage to Council Infrastructure, including vehicle crossings, footpaths, nature strips, etc. of your new home.

Community Infrastructure Levy (CIL)

You may be required to pay and provide Xircon Homes a receipt for a Community Infrastructure Levy (CIL) from your Council.
The CIL is a fee that some Councils charge property owners in new developments to help fund facilities and services which are required to support new homes and businesses in the area. To check if this is applicable to your block, please get in touch with your local Council.

Payment Process

All payments are nominated in the HIA Building Contract and are as follows:
• Deposit 5% (Includes initial deposit and further deposit from Tender appointment. The balance is required to be paid at Contract Signing)
• Base 15%
• Frame 30%
• Lockup 19%
• Fix 21%
• Completion 10%

Established Fencing

Older fences on boundaries may need to be assessed and removed for the construction of your new garage.