



From contract to keys

Kingsbridge



Architectural design

An elevated design approach distinguish our homes to feel curated and considered.



Quality as standard

We utilise natural and authentic materials that exude luxury.



Backed by bigger

Backed by Hermitage Building Group, we have been delivering beautiful homes for generations.



Go the extra mile

We deliver our homes with honesty and transparency, ensuring care and devotion to our clients.

From contract to keys, we understand that building a home is one of the biggest investments you will ever make. At Kingsbridge, we are honoured to be part of your journey. From the initial appointment with our sales consultant, to final settlement and handover, we pride ourselves on keeping our clients informed every step of the way.

Building a home is a highly personal experience. We believe you deserve the freedom to customise your home to meet your exact needs and specifications. We'll work with you to curate a home that truly reflects your unique personality and style.

This document will outline the process from A to Z. You'll know exactly what to expect at every stage, through design, contract, and construction. Our commitment is to keep you involved, because we genuinely care about our clients and their journey in bringing their dream home to life.

Thank you for choosing Kingsbridge as your home builder. We look forward to making your dream home a reality.

Michael Oldenhof
CEO



1. Initial Appointment

Our sales consultants are eager to meet with you and make your dream home a reality. They will initially discuss what designs you are interested in and what will best suit your needs, while ensuring the home is suitable for your land and budget.

Step 1

Review and choose your preferred floor plan and facade design.

Step 2

Provide the plan of subdivision and engineering drawings of your block.

Step 3

Provide information including initial pricing, design information, inclusions, and relevant timeframes.

Step 4

Pay an initial deposit of \$1,500*.

Step 5

You are invited to visit the *MOSAIC Colour Studio* for a initial walk through.

2. Finalise Pricing & New Home Order

Once you have chosen your floor plan and facade design, we will provide a quote complete with all structural changes. This stage is to prepare your new home order to hand over to our contract administration team.

Step 1

Finalise estimate with structural options and upgrades, including the development requirements and property checks.

Step 2

Pay a second non-refundable deposit of \$3,500. The second deposit must be paid within 60 days to secure pricing.

Step 3

Allocate a site start month for the build of your new home.

Step 4

If titled, a soil survey will be ordered.

Step 5

Undertake due diligence on your new home order. Once completed, it is sales accepted.

Step 6

Hand over your New Home Order to the contract administration team.

3. Sale Accept & Initial Drawings

You'll be introduced to your Contract Administrator, who will guide you through the next steps of your new home journey.

Step 1

Produce the initial drawings.

Step 2

Provide the initial tender to client.

Step 3

Sign off and accept the initial drawings and tender.

Step 4

Book an appointment at the *MOSAIC Colour Studio*.

4. Electrical & Colour Selections

We welcome you to your appointment at the *MOSAIC Colour Studio*. Here you will piece together all the elements that will transform your house into a home.

Step 1

Check your design guidelines as to what your land developer will permit, such as brick and roof styles, external materials, and paint colours.

Step 2

Attend your *MOSAIC Colour Studio* appointment to make your selections.

Step 3

Make electrical selections.

Step 4

Refine pricing in line with any selected upgrades.

Step 5

Review, sign and return pricing for optional upgrades.

5. Pre-build Admin & Build Contract

This can be one of the longest parts of the pre-build process. The time will depend on how far away your land is from being titled.

Step 1

Administer pre-build tasks once land titles, including:

- Property information ordered and received from council and water board.
- Soil report and survey.
- Full working drawings upon receiving soil report and survey.
- Developer's approval.
- Engineering design.
- Energy assessment.
- Review, sign and return full working drawings.

Step 2

Once your developer's approval (if applicable), has been received, your HIA build contract will be raised. This document will include all your colour and electrical elections, energy requirements, developer requirements and engineering (if applicable).

Step 3

Review and sign off on your HIA Build contract, and supply to financial lender (if applicable).

Step 4

Pay the remaining 5% deposit.

Step 5

Provide unconditional finance approval from the lender covering the construction value of the loan (if applicable).

6. Pre-site Works

This is the final step before the construction phase begins.

Step 1

- Complete a pre-site inspection.
- Obtain an asset protection permit.
- Obtain a build permit.
- Review to ensure all documents are accurate.

Step 2

Your Contract Administrator will provide a copy of the build permit, stamped plans, and insurances.

Step 3

Provide the lender a copy of the build permit, stamped plans, and insurances.

Step 4

Review and approve the final drawings as a client.

*The initial deposit has a cooling-off period of 14 days. It is non-re-fundable after the 14-day cooling-off period has expired.

Now that your New Home Order has been signed, no further structural changes are permitted. So please make sure that you are happy with your floor plan and façade design.

Appointments are completed Monday to Friday only and begin at 9:00 or 10:00am. Please feel free to bring any photo boards or inspirational material that you may have prepared.

Construction to Completion

7.

Site Start

The construction process begins. The site cut and scrape is completed, levelling your land with a one metre platform where your home will be built.

Step 1



Your Contract Administrator provides you with a site start letter, confirming the contractual build time frame, and shares photos demonstrating that site works have started.

Step 2



If you nominate an external party to conduct your inspections, provide full details and the schedule for when inspections occur.

8.

Base Stage

The Base Stage is the first major milestone in the construction process. The home is pegged out, underground plumbing and electrical is installed, footings (if applicable), steel reinforcement is laid as per engineer's design and termite barrier part A is installed.

Step 1



Complete the Building Surveyor inspection.

Step 2



Pour the concrete slab.

Step 3



Receive written confirmation and photographs that confirm the Base Stage is complete and has passed inspection.

Step 4



Base Stage payment is due – please forward the Base Stage invoice to your lender (if applicable) for payment release. Payment is due within 7 days of receiving the invoice.

9.

Frame Stage

During this stage, the timber is erected by our carpenters to form the frame of the house – consisting of timber walls and roof trusses.

Step 1



Engage the Building Surveyor to complete the stage inspection.

Step 2



You receive written confirmation and photographs that confirm the Frame Stage is complete.

Step 3



You receive written confirmation and photographs that confirm the Frame Stage is complete and has passed inspection.

Step 4



Frame Stage payment is due – please forward the Frame Stage invoice to your lender (if applicable) for payment release. Payment is due within 7 days of receiving the invoice.

10.

Lock-up Stage

Your home goes from a frame to a complete house, secure from the outside world. Your new home is really starting to take shape.

Step 1



Fit your home with roofing, windows, and external doors. Wrap the walls and complete the wall cladding.

Step 2



Receive written confirmation and photographs that confirm the Lock Up Stage is complete.

Step 3



Lock Up Stage payment is due – please forward the Lock Up Stage invoice to your lender (if applicable) for payment release. Payment is due within 7 days of receiving the invoice.

11.

Fixing Stage

The finishing touches are coming together.

Step 1



Install plaster, skirting, architraves, and internal doors. Fit cabinetry in the kitchen, bathroom, laundry, ensuite, and powder room (if applicable). If the benchtops are laminate, install them at this stage.

Step 2



Receive written confirmation and photographs that confirm the Fixing Stage is complete. The accounts team issues the Fixing Stage invoice.

Step 3



Fixing Stage payment is due – please forward the Fixing Stage invoice to your lender (if applicable) for payment release. Payment is due within 7 days of receiving the invoice.

12.

Hand Over

Congratulations! Completion stage is the final stage of the build process. Welcome home!

Step 1



Painting, plumbing and electrical fixtures, installation of shower screens, mirrors, internal door furniture (handles), carpet, laminate, and tiled areas, are all completed during this stage. Any external render or cladding will also be completed.

Step 2



Building Surveyor inspection and appointed independent inspection is completed.

Final invoice and occupancy permit is issued.

Step 3



Occupancy permit and final invoice to be forwarded to the lender (if applicable) to complete valuation of the home in preparation of final payment being released.

Step 4



Practical Completion inspection is completed.

Practical Completion inspection is to be completed by you or a nominated party (if applicable).

Step 5



Notice of Completion is issued, and final payment is requested, to be made within 7 days.

Upon receiving Notice of Completion, advise your lender to release final payment within 7 days and forward a copy of the remittance advice to your Contract Administrator.

Step 6



Once final payment is received the appliances are installed. Please allow 7 days for this to take place.

Step 7



Practical Completion inspection items are checked and your new home is presented.

You will meet your Supervisor on site to complete the handover of your new home.

We welcome the opportunity for an independent inspector to review our progress at any stage of construction. Please contact your Supervisor to provide 48 hours' notice for inspections to be booked.

Lock Up Stage may have temporary doors installed until the external doors you selected are installed. Lock Up Stage does not include installation or external garage door installation.

Stone benchtops, baths, basins, troughs and wardrobe fit-outs are excluded at this stage, due to painting and to avoid damage to surface. These will be installed prior to Hand Over Stage.



Aftercare 90-Day Warranty Inspection

All new homeowners are offered a 90-Day Warranty inspection. Clients will need to submit the inspection request form to make an appointment. Any major defects prior to the 90-day time-frame, will be investigated on a case-by-case basis by the warranty supervisor.

For more information regarding our warranty inclusions, please visit [kingsbridge.com.au](https://www.kingsbridge.com.au)

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