

Your Home Start Checklist

Not long till Hillgrove is home. Between now and then you just need to complete these steps. Feel free to call us on 1300 904 555 if we can be of help with choosing builders, lenders and anything else.

- Choose your builder.** It takes eight to 12 weeks to create a Build Contract. So if you haven't locked in a new home builder, the Hillgrove team works with major companies, as well as local and smaller ones. So let us know if you'd like help in getting in touch with some.
- Secure finance.** If you are planning to borrow, you need a lender. Interest rates and packages can vary so be sure to shop around. Just ask if you'd like us to recommend a bank or broker, as we have many trusted contacts.
- Book a valuation.** As soon as your block is pegged, your lender will inspect and value your site. We will let you know when you need to ask them to do this.

Title released. Next your title will be lodged and released around two weeks later.

- Confirm your legal representation.** We now need contact details of your solicitor or conveyancer so we can communicate with them about settlement. You will have provided us with this information at the time of your contract signing, but please advise us of any changes. If you'd like help choosing representation, let us know and we'll be happy to put you in touch with trusted local or larger firms.
- Settlement.** At Hillgrove, settlement will occur 10 days after titles are released at which point you're welcome to inspect and measure your lot.
- Contact your solicitor.** Be sure to confirm that all legal documentation is finalised.
- Soil test and surveys.** External authorities such as Western Water, Powercor and Melton City Council, need to sign off the stage's infrastructure. Once the powers-that-be have approved works, your builder will be able to access the site to test the soil which will allow them to complete the plans of your new home.
- Pay your community infrastructure levy.** This is a one-off payment to the Council prior to your building permit being submitted.
- Submit plans for approval.** The Hillgrove Design Review Committee will assess the designs of your new home and provide your builder with an approval before a Building Permit can be issued.
- Let the build begin.** The developer and the building surveyor now give the go ahead so your dream home construction can start.