



# How to buy and build at Donnybrae

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10 simple steps



DONNYBRAE



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# 10 simple steps

There is no right or wrong way to go about building your dream home, whether you start by finding the right location and block of land, or you select your perfect house first. However, buying land and building your home is one of the biggest undertakings you will make and can be quite daunting if you haven't been through the process before. Following is a general overview of the process to buying and building your future home at Donnybrae.



## STEP 1

### Undertake your research

Visit Donnybrae Land Sales Centre and find out as much information as possible about amenities, what is planned and also ensure you are working within your budget.



## STEP 2

### Budget & Finance

Contact your bank or mortgage broker and gain your finance approval. A link to the pro-forma PDF copy of your land contract will be emailed to your nominated conveyancer/solicitor to view prior to your contract signing appointment.



## STEP 3

### Secure your lot

Once you have decided on an available lot, you will need to pay an initial deposit.



## STEP 4

### Steps for contract signing

1. Make an appointment and allow one hour with your Land Sales Consultant to sign your unconditional contract. All parties whose names appear on your unconditional contract will need to attend with proof of photo ID.
2. You MUST appoint a conveyancer/solicitor to handle the land settlement, title searches and clarify any questions you may have. Contracts are able to be mailed for signing to interstate and overseas purchasers. It is preferable to appoint a Melbourne based conveyancer/solicitor for the settlement.
3. The balance of your 10% deposit is payable upon execution of your land sales contract and following payment of your initial deposit. Methods of payment include cheque, EFTPOS, or credit card. Surcharges apply for credit cards: Visa Credit 1.23%, Visa Debit 0.12%, Mastercard Credit 1.13% and Mastercard Debit 0.16%. Please be aware of your daily limit.



## STEP 5

### Builder investigation

While you wait for your land to title, conduct your research and decide who you want to build with.



## STEP 6

### Decide on your home design

Once you have decided who you want to build with, you will need to work closely with your builder in the lead up to settlement ('titting') of your land and ensure you have provided them with all necessary information, pursuant to your building contract. This will ensure both you and your builder are prepared for the commencement of site start. Make sure the home design you select can be adapted to comply with Donnybrae's design guidelines. Your builder will also request that you provide them with a copy of these guidelines.



## STEP 7

### Finalise finance

Settlement dates will be organised between your conveyancer/solicitor and ours. Please note that settlement usually takes place in Melbourne's CBD.



## STEP 8

### Settle on the land

Settlement dates must be 14 days after the land is registered with the titles office.



## STEP 9

### Construction begins

Builder to commence construction once settlement has occurred and builder has confirmed the site start within 12 months.



## STEP 10

### Home completion

Completion of your home needs to be within two years of settlement. Finally, it's time to move in and enjoy everything Donnybrae has to offer!

**Donnybrae Estate, Land Sales Centre:**

**Open daily 10am – 5pm 875 Donnybrook Rd PH: 1300 303 380 [donnybrae.com.au](http://donnybrae.com.au)**

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