



THE GLENELG 21

TURNKEY CONSTRUCTION

WHAT YOU SEE IS WHAT YOU GET.

The benefits of a turnkey project are many but the most important is that there are no uncertainties when you buy, as you will know exactly how much your home costs right from the get-go.

You don't have to ask about upgrades, because our homes are finished with good inclusions, designer kitchens and appliances. Our prices are not subject to anything and therefore are truly fixed.

ADDRESS

56 Athletic Circuit
Clyde.
Open _ Saturday & Sunday
12 to 2 pm.

CONTACT

Keenan - 0413 933 484
Glenn - 0414 402 289
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www.invstaustralia.com.au
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SOCIAL



<https://www.facebook.com/Invst-Australia>

TO FIT 12.5M BY 28 M BLOCKS



THE CREMORNE TO FIT 10.5M BY 28M BLOCKS

The Turnkey Building Process

OUR POINT OF DIFFERENCE

Since we don't have the onerous process of tender documents, soil testing and the many discussions with a consultant to arrive at your final price, we go straight to 'Fixed Turnkey Price' at the very first meeting. What you get is what you get, is the difference between the retail builders and our Turnkey offer.

If you like the package price and it meets your budget then the next step is

EOI - EXPRESSION OF INTEREST

This means you will pay \$1000 dollars to lock in the package price, secure the land and commence the journey to building your very own Turnkey home.

This is all done via an Expression of Interest form.

CONTRACTS, LAND & CONSTRUCTION

Our time frame is normally 7 working days to get your contracts ready. Your second meeting will be to sign both land and construction contracts.

The soft copies of the contracts are normally available before your appointment and we will email these to you before you come in for your second meeting. This allows you to review your contracts and exchange them with your conveyancer.

DEPOSITS

Your deposits are now due as per the time frame agreed while signing your contracts. The land deposit could be either 5% or 10% of the price of the land, while the construction deposit is always 5% of the price.

COLOURS & FACADE

At the time of contract signing you will be asked to pick your choice of façade and internal colour schemes.

Normally the external colour schemes are predetermined by the choice of the façade, but the internal colours are chosen from our predetermined colour charts.

You can also visit your Virtual Tours on line to help you see the internal colours as built in various displays across Melbourne. www.9500.com.au

PCV - POST CONTRACT VARIATION

In some homes, you will have options to make some changes or add inclusions. Normally this is very limited as our homes are always complete 100%, but some inclusions may have options to relocate or add too.

In this case you will sign a PCV so that these changes are incorporated into your Final Working Drawings.

LAND SETTLEMENT

Depending upon the title release of your land, you could be waiting a few months or more before your land is ready to settle.

The settlement date is normally 14 days after the title release on your block. Your Conveyancer will coordinate with you and your Lender to ensure that settlement is booked and happens on time.

We advise you to commence your final loan application as soon as possible so that there are no delays in settlement.

FWD - FINAL WORKING DRAWINGS

This will be ready approximately at the time when your land settlement is ready to happen. You must review these drawings in detail, as this is the final drawings and your home will be built as per these drawings.

BUILDING PERMIT

Once your land has settled you must send us a settlement letter from your Conveyancer so that we can apply for a Building Permit. After this is approved the builder will be on site within a short time.

CONSTRUCTION

Our single storey homes are normally built within 18 - 22 weeks and our double storey homes between 26 - 30 weeks.

These time frames are subject to weather and other delays, but we will try to hand over your home well within the contract stipulated dates.

BUILDING INSPECTIONS

We appoint an independent building surveyor to work with you and your builder all the way from Building Permits to Completion.

The independent surveyor will ensure quality construction practices and management of inspections and rectification of works if necessary.

YOU DREAM, WE BUILD

Project Management

Invst Australia will manage your project all the way up to the final handover of your Turnkey home. This guarantees a single point of contact all the way to occupancy.

You will not have to deal with multiple departments or individuals during construction as you can always call, speak or email your Invst Australia consultant.

THE GREAT AUS. DREAM PTY LTD

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2/29 Princes Hwy Dandenong VIC 3175

CONTACT

