

# Construct your home. Build your dream.



## Want to **build**? The construction home loan process.

Building a home can give you the freedom to get creative and design a property that is tailored to your needs, style and budget.

**When purchasing a property with Land and Construction, this will usually involve 2 contracts. One for the land and one for the construction.**

The land contract will be between the buyer and the land developer for the purchase of a vacant block of land.

The building contract will be between the buyer and a builder for carrying out and completion of building works.



3/257 Collins St.  
Melbourne VIC 3000



Landline: 03 8375 9626  
Mobile: 0431 073 350



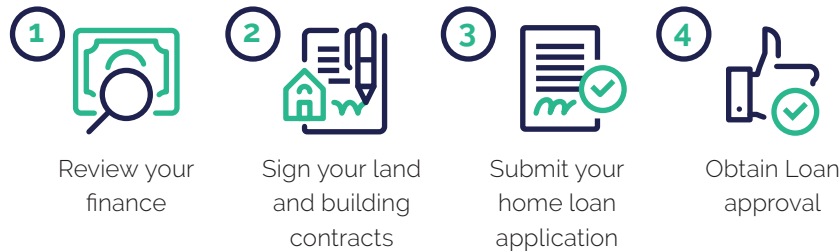
Email:  
info@oakburyfinancialgroup.com



Web:  
oakburyfinancialgroup.com

## The home loan process is **simple**.

We know that you can feel quite nervous while waiting for your home loan approval. That is why we have narrowed down the process to 4 easy steps to ensure that we get your loan approved quickly and easily.



### How does finance work?

Initial deposits will be required for both the land and the construction, the deposit amount will vary from land developers and builders and they can be as little as \$2000 and up to 10% of the contract price.

An indicative land titles date will be provided and unconditional finance approval must be obtained for both the land and construction before the land settlement due date.

The land loan repayment will commence from the day of the land settlement.

The construction loan will be progressively paid via progress payments.

### What are progressive payments?

Once the construction loan has been unconditionally approved and is ready to be drawn down for the construction payments, the loan will commence with a zero balance owing.

The builder will issue an invoice for each stage of the construction as per the progress payment schedule in the building contract once it has been completed. Usually, this is over 5 stages, including Slab, Frame, Lock-Up, Fit Out and Completion.

Once the buyer has issued and approved an invoice, the bank will pay this invoice to the builder.

Once the invoice is paid, the construction loan will be drawn down.

## First Home Buyers

### First Home Owner Grant

Learn about the Government's initiatives to help new home buyers secure their first property.

When purchasing a brand new property or building a property, you will be eligible for the \$10,000 First Home Owner Grant.

### Stamp Duty Waiver

Stamp duty is a tax that the Government charges when you purchase a property. When buying your first home, you may be exempt from paying stamp duty.

### What else can we help you with?



Accessing equity and cash out from your existing property.



Refinance for lower interest rates.



Debt consolidation.



Budgeting and future investment finance advice.