



Open the Door to Excellence

Home & Land Package Process Outline



- Select and hold section** Start due diligence process
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- Speak with your bank/lender** Confirm your personal details for Construction Lending
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- Meet with our Architectural Designer and myself**
Discuss your design brief and how you want to live. Deposit \$2,000+gst which is credited back against your build deposit once unconditional.
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- Work through concept plans** Until a final floor plan and build spec is confirmed
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- Fixed price Master Build Contract prepared***
*Please note that changing plans after signing contract may incur additional costs
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- Registered valuer appointed** To value the package on an as-complete basis
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- Lawyer to review** Land and building contracts
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- Lender confirms finance approval** Upon receipt of satisfactory valuation
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- Instruct your lawyer to declare contract unconditional** By end of due diligence period
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- Master Build contract to be signed** Land and building deposit to be paid
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- We organise consent documents** And arrange for them to be lodged with council
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- From here the fun begins!** Enjoy your new build experience - you are introduced to our Interior Designer, who is your guide through the design choices such as colours, flooring, tiles, kitchen layout, fixtures and fittings.
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- Construction starts** Upon issue of building consent
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- Before Handover** Golstruct Homes obtains the Code of Compliance for your new home

Inspect our work and give it the 'knock-knock' test
View our Showhomes located in Kumeu & Silverdale

