

Step-by-step building process



Here is an outline of the key steps that take you from choosing your block through to settling into your new home and the Ginninderry community.



Buy Your Block

- **Select your block** in consultation with your Ginninderry sales consultant and/or preferred builder. Ensure you read and understand the relevant building codes and Ginninderry's Housing Design Requirements.*

Buy your block

Over the counter sales at The Link building

1. **Pay \$5,000 holding deposit** to place your block on hold and remove it from the market
2. **Supply your Solicitor details** within 48 hours of paying the holding deposit. Ginninderry will send your solicitor the land sales contract
3. **Exchange contracts** with a 5% deposit within 14 days of the holding deposit.

Ginninderry ballot release sales

1. **Ensure you register** in advance for the ballot and obtain confirmation of your block selection session and draw details
 2. **Come prepared** with a copy of your personal ID, confirmation of ballot registration, shortlist of preferred blocks, solicitor details and payment method.
 3. **Exchange contracts** with a 5% deposit on the day
- **Settle on your block**
 - For off the plan sales, we will keep you appraised of progress and typically provide you with a notice 3 months prior to the anticipated settlement date. Settlement will be called when the land is ready.
 - **Settle within 30 business days** of settlement being called and pay \$5,000 compliance bond (\$2500 if you use a Ginninderry Display Village builder).
 - **Fence your block** from up to 2 weeks prior to the date of settlement to discourage illegal dumping.



Design & Build

- **Select your builder.** Whether you engage a designer or architect before selecting a builder, or wish to engage a builder directly who can provide design services, visit the Ginninderry GX Display Village for a range of ideas and the latest in sustainability initiatives.

- **Organise the land survey** (your builder can help to organise this)

- **Refer your designer/architect/builder to the relevant building codes** including Ginninderry's Housing Design Requirements.* Ask them to email designs@ginninderry.com with any enquiries.

- **Submit your completed plans** and Sustainability Compliance Form **to our design team for approvals** at designs@ginninderry.com

- Once these are approved submit your building plans to your building certifier for Building Approval (BA) or certification via the Planning Authority (EPSDD) for merit track Development Approval (DA). Check with your builder which approval pathway is required.

Commence your build

- If you have chosen a Ginninderry Display Village builder, you can **apply for a \$2,500 bond reduction** by submitting a Partial Compliance Bond Refund Form* to designs@ginninderry.com

- **Start discussions with your neighbours** about construction of your shared fence. Neighbour's contact details can be provided by Ginninderry upon request.

- **Ensure your builder is aware of their obligations** in respect to managing erosion, sediment and construction waste*.



Completion & Compliance

- **Submit a Compliance Bond Refund Form*** to designs@ginninderry.com on completion of your build. A Ginninderry team member will be in touch to check build and sustainability compliance.

- Once your build has been signed off as compliant, your bond will be refunded within 21 days.

- Note: refer to Ginninderry's Housing Design Requirements and Sustainability Checklist to understand the conditions of your bond refund.



Landscaping

- **Choose your preferred front landscaping concept** up to 12 weeks before you complete your build and submit the Front Garden Landscaping Application Form & Checklist* to designs@ginninderry.com.

- **Your front garden landscaping for softworks will be completed** by Ginninderry within 4 weeks of compliance sign off, depending on seasonal variations.

- You will need to complete all hardworks such as retaining walls, fencing, driveways, letterbox, pathways, turf your verge and clean up your garden prior to the front garden landscaping commencing. You can view turf types on display in the GX display village or consult directly with the Ginninderry landscape contractor who may be able to provide selected turf for your verge at an additional cost.



Join the Community

- **Consult our moving in checklist** at residents.ginninderry.com and contact community@ginninderry.com with any community related enquiries, suggestions or ideas relating to your new life at Ginninderry.

- **Once moved in**, email community@ginninderry.com to arrange pick up of your welcome bag.

- **Join the Strathnairn Locals Facebook page** to keep in touch with your neighbours and get the latest news on what is happening in your community: facebook.com/groups/strathnairnlocals

- **Learn about the Conservation Corridor.** You can join in on one of their events or follow them on Facebook: facebook.com/ginninderrytrust

- **Keep your cats contained and your dogs on a leash** to protect our native wildlife. Ginninderry's suburbs are all cat containment suburbs.