



Buying Land and Building at Ginninderry

Step-by-Step Guide

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Welcome

Buying land and building a new home is an exciting step to take. It can also be daunting. This guide has been created to make the process easier and more enjoyable by equipping you with the necessary information.

For example:

- What to do before you buy
- The buying process
- Building a sustainable home
- Settling into Ginninderry

If you would like to speak with us directly, or have any questions, please contact our team at sales@ginninderry.com or phone **1800 316 900**.



ACT
Government

Suburban Land
Agency



RIVERVIEW
GROUP

Introducing Ginninderry

As an innovative and sustainable community of international significance, Ginninderry is inspiring a new way of living. How? By doing things a little differently.

Ginninderry has been master planned to include everything you need to live a comfortable, affordable, connected and sustainable lifestyle – now and into the future.

Awarded a 6 Star Green Star – Communities rating by the Green Building Council of Australia, Ginninderry is Canberra's most sustainable community.

Here's how Ginninderry is inspiring a new way of living:

Future-Proofed – incorporating the foundations for Smart City technology, such as community-scale batteries and EV charging stations through to high-speed NBN connection.

Dynamic and vibrant – with a dedicated Community Development team who organise a thoughtful schedule of events and activities, along with fantastic community facilities.

A healthy place to live, work and play – through well connected, tree-lined streets, a dedicated bus service, easy access to pedestrian and cycling pathways and bountiful parks and green spaces.

Sustainable – through innovative building technologies, materials and practices, we have designed our community to be energy efficient, to maximise comfort and minimise ongoing costs.

Connected to nature – with views of the majestic Brindabella Mountain Ranges and eventual access to the Murrumbidgee River, protected by a pristine Conservation Corridor that will ensure it is never spoilt.

Diverse housing options – through a wide variety of block sizes, you can design a home that suits your budget and lifestyle.

Local Convenience – every amenity you need will be incorporated into the master plan, including up to 4 schools, local shops and market centre, medical centre, sporting grounds, parks and more.

The Ginninderry Project team is here to guide you through the buying, building and compliance process. We look forward to welcoming you into the community.



Step-by-Step Process

Buying land and building a new home requires the coordination of your builder, architect and lender, so it pays to have an understanding of the process so that you are prepared in advance. Here are the key stages:

1

Finance Pre-Approval

It is strongly recommended that purchasers seek finance pre-approval 4-8 weeks before purchasing a block. This can vary depending on your lender, the complexity of your situation and how quickly you obtain required documentation.

2

Select a block

Choose your block with the assistance of a Ginninderry Sales Consultant and chosen builder, making sure that you are aware of the requirements on your block and purchase process. If you've already appointed a builder get them to also provide expert advice.

3

Secure a block and exchange contracts

There are three ways to purchase land in Ginninderry: ballot, over the counter and auction.

If you successfully secure a block through a ballot, you will be required to pay 5% (or 10% deposit as nominated) of the purchase price on the day of the block selection session, and exchange contracts on the day, or within two days if a Suburban Land Agency Representative is not present.

For over the counter purchases you will pay a \$5,000 refundable holding deposit and authorise us to prepare sales instructions. Then, meet with your solicitor within 10 days of the contract being issued and pay the balance of the 5% deposit required to formally exchange.

If purchasing through an auction, you will pay 5% (or 10% deposit as nominated) at the acceptance of the final bid and exchange contracts at the conclusion of the Auction.

4

Design submission, assessment & approval

Work with your architect or designer to prepare an initial concept that meets the Ginninderry Housing Design Requirements.

Submit your Housing Design Requirements Application Form to the Ginninderry Design Manager for design review as per the Ginninderry Housing Design Requirements and Land Sales contract.

The Ginninderry Design Team will review and assess your plans against the Ginninderry Housing Design Requirements. A set of stamped plans and a Design Approval letter will be issued to you and your architect or designer once finalised.

5

Settlement

For off-the-plan purchases, settlement of land can take between 6 weeks – 18 months from exchange (depending on land-ready status) and under most circumstances occurs within 30 days of Crown Lease registration. This is the stage when your land will become ready for you to build your home. At this point you are required to pay a Compliance Bond, which will be refunded once you have completed Ginninderry's compliance process.

6

Completion & Compliance

To receive your Compliance Bond Refund and Free Front Landscaping Package, you will need to complete construction of your home within 24 months from the date of settlement. Once construction of the home is complete, and your verge has been turfed, submit the compliance bond refund form to designs@ginninderry.com. Once your build has been signed off as compliant by the Ginninderry Design Team, your bond will be refunded within 21 business days.

7

Landscaping

You will need to submit your Front Landscaping Application Form 12 weeks before your home is complete. Your Free Front Landscaping will be completed by Ginninderry's contractor within 12 weeks of compliance sign off (subject to weather and availability).

8

Join the Community

Consult our Moving In Checklist and join the Ginninderry Locals Facebook Group to connect with your neighbours, ask questions or provide any suggestions about life at Ginninderry.

Before you Buy

In short...

- Ensure you have pre-approved finance for both the land and home.
- Choose a lender or mortgage broker who is experienced with construction loans.
- Get legal advice from your solicitor before signing a Land Sales Contract or a Build Contract.
- Ask your lender or mortgage broker if you are eligible for any Federal and/or ACT Government Grants or Concessions.
- Before settlement it is recommended to arrange with your builder to have your plans reviewed and approved by Ginninderry Design Team and ask your builder to arrange the Building approvals or Development Applications required for your home. This way you can start construction as soon as possible after settlement.
- To minimise unexpected costs and building delays, finalise your design, materials, finishes and fittings before you start building.

Research

Unlike purchasing an established property, the process of buying land and building your own home comes with different costs and procedures. That's why it is recommended to seek independent legal and financial advice to arm yourself with the facts before buying a block of land.

Likewise, ensure you get professional design, building and landscape advice about what you could build across the variety of blocks on offer at Ginninderry.

Budget and Finance

As one of life's largest investments, it is important to know your budget before you start searching to ensure you know what you can afford.

There are many ways to secure a home loan, some lenders are more cost effective than others. Thorough research can make a big difference to your overall experience.

Pre-approval

Securing pre-approval through a reputable mortgage broker or bank is an important first step. Finance pre-approval gives you greater certainty about how much money a lender is willing to give you for the purchase of land and the cost of building your dream home.

Keep in mind that pre-approval is based on your current circumstances and is usually only valid for up-to 90 days. If more time than that elapses between paying your deposit and settlement (remembering settlement can take 6 weeks - 18 months), your lender may need to reassess your application if circumstances have changed.

House and Land loans

Ask your lender or mortgage broker to calculate the required funds to complete both the land settlement and construction.

When you buy a vacant parcel of land and build a new house, you often need two separate loans:

Land loan	Construction loan
For a land lenders will typically provide a loan amount for the balance of the land value beyond the initial deposit amount (i.e. up to 95% if a 5% deposit already paid). If the deposit is under 20%, the loan may require Lenders Mortgage Insurance.	A construction loan is a short-term loan, usually paid out over 12 months. Once approved, the construction loan is typically released by your lender at key stages of the build as progress payments. Many lenders offer construction loans that you need only pay interest on during construction, rather than the whole loan amount. The loan then converts to a standard home loan once the house is complete. Most lenders will require a signed build contract and approved design before you can apply for the loan.



A good thing to remember in the purchase process is, in most cases, you'll need at least 8% of your total loan amount to cover the 5% deposit and upfront costs to finance your purchase. This may include upfront fees such as legal costs, stamp duty, registration fees, and more.

Choosing your Block of Land

The block of land you select is crucial, as it can determine the structure and layout of your new home. That's why it's important to get professional advice from the start.

Our experienced Sales Consultants can walk you through all the considerations of a block. If you've already selected a builder and/or architect, they can also provide their expertise about the potential of a block before you purchase.

Orientation

The orientation of your block plays a significant role in your eventual home design, including the location of the living areas and the potential energy efficiency of your home.

The best orientation for passive solar design, maximum comfort and energy efficiency is to have the northern side on the longest boundary. This allows for living areas of your home to face north so that they receive sun for the longest period of the day in winter and are easily shaded in summer.

As well as enjoying maximum natural light you'll also benefit from increased energy efficiency resulting in a more comfortable home and lower ongoing running costs.

Block Slope

Whilst sloping blocks can provide construction challenges, a well-designed home on elevated land also offers advantages that are not available on flat land, including:

- The ability to capitalise on views
- Interesting split-level designs with architectural interest
- Potential under house parking or storage
- Separate living spaces on multiple levels
- High ceilings and feature windows

The key is to work with an experienced architect or builder before you purchase a block as they can provide creative

and innovative solutions to overcome the challenges of a sloping block, that will also work within your budget.

Sloping blocks can be divided into three broad categories:

1. Up sloping blocks – sloping up from the street.
2. Down sloping blocks – sloping down from the street.
3. Side sloping blocks – sloping from one side boundary to another.

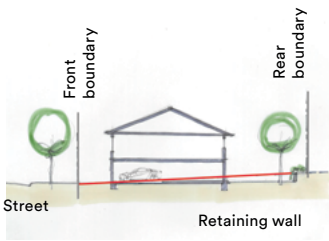
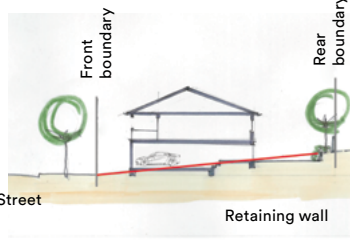
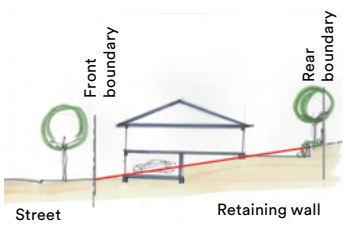
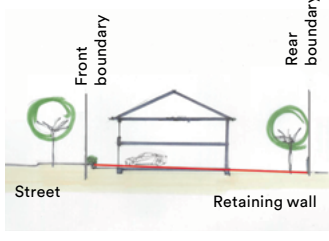
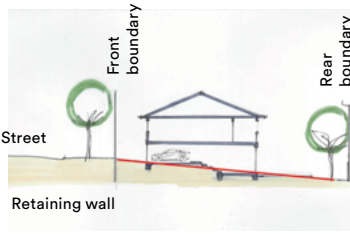
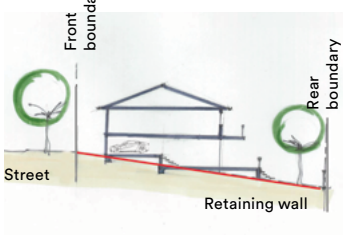
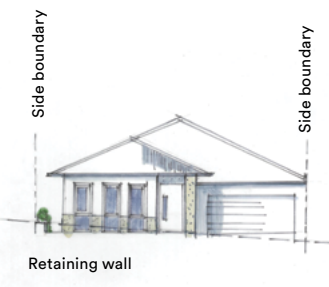
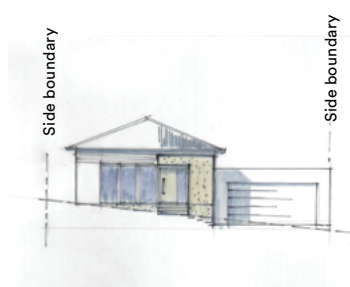
The steepness of the block, combined with the direction of the slope, will impact the design and cost of your home. Ginninderry encourages home designs to respond to the natural topography of the block and has some requirements you and your builder will need to understand and implement for sloping blocks.

Retaining Walls

Due to the difference in elevation between adjacent blocks on sloping areas, retaining walls and fencing can cause issues if not restricted. To avoid this on sloping blocks at Ginninderry:

- Retaining walls may not be greater than 1m in height.
- Retaining walls may not be located less than 1m from the rear boundary of a block, for some sloping blocks.

Ensure you check the individual block plans and Ginninderry Housing Design Requirements for more information.

Steepness Level					
		Minor: 0-5% slope	Moderate: 6-10% slope	Steep: 11-15% slope	
Slope	Up sloping from the street	<p>Considerations:</p> <ul style="list-style-type: none">◦ Low garden retaining wall in the front or back◦ Driveway sloping up to the house. <p>Typical construction types on these blocks:</p> <ul style="list-style-type: none">◦ Waffle slab on ground	<p>Considerations:</p> <ul style="list-style-type: none">◦ Split-level designs with high ceilings◦ Combined with tiered retaining walls in the garden design which take up the slope of the block. <p>Typical construction types on these blocks are:</p> <ul style="list-style-type: none">◦ Multiple waffle slab on ground◦ Suspended slab on brick piers◦ Post and beams	<p>Considerations:</p> <ul style="list-style-type: none">◦ Use of a Garage Under design to take up some of the slope , provide opportunity for additional under-croft storage and maximise any available views from rooms above the garage. <p>Typical construction types on these blocks are:</p> <ul style="list-style-type: none">◦ Combination of multiple waffle slab on ground, suspended slab on brick piers, and post and beams	
		Down sloping from the street			
					
Side to side sloping	Side to slide sloping			Not applicable	

So, you have chosen your dream block...

How to Buy Land



Select your block

In consultation with a Ginninderry Sales Consultant and/or your preferred builder, ensure you read and understand the relevant building codes and Ginninderry's Housing Design Requirements.



Buy your block

Ballot

1. **Ensure you register** in advance for the ballot via ginninderry.com and obtain confirmation of your block selection session and draw details.
2. **Come prepared** with a copy of your personal ID, block selection session confirmation, shortlist of preferred blocks, solicitor details and payment method.
3. **Exchange contracts** at the block selection session, or within two business days if a Suburban Land Agency Representative is not present. Refer to ballot conditions for more information.

Over the counter - after a ballot, any blocks not sold may be made available over the counter.

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's Solicitor will send the Land Sales contract and the sales advice.
3. **Exchange contracts** with a balance deposit within 10 days of the contract being issued.

Auction

1. **Pay deposit** at the acceptance of a final bid.
2. **Exchange contracts** at the conclusion of the auction.



Getting ready for settlement

For land sales, we will keep you updated on progress and typically provide you with 3 months notice prior to the anticipated settlement date. Settlement will be called when the land is registered.



Settlement

Settle within 30 business days of settlement being called and pay a \$7,500 or \$10,000 compliance bond (depending on your block size).



Fencing

Once settlement has occurred for your block, we recommend securing your block with temporary construction fencing to discourage illegal dumping.



Building your Home

A new home build will often take anywhere between 6 – 18 months depending on a range of factors. Whilst every home is different, the construction process can be broken down into key stages. Understanding the process will help you keep track of the progress and know what's required throughout the construction journey.

Step-by-Step Process

Stage	Process
Pre-Construction Planning	<p>Before commencing construction, you will need to finalise the Housing Design Requirements Application Form with the Ginninderry Design Team. Once your builder has received Building or Development approval and have paid your deposit with the builder, your new home can start to be built.</p> <p>Ginninderry Design Approval is required before build can start. This is a condition of the Land Sales Contract. (See page 30)</p>
Foundation/Base	<p>This stage involves levelling, excavating and installing underground connections such as plumbing, electrical, sewer and stormwater systems. Once the concrete slab is poured, the base stage is complete.</p>
Framing	<p>Included in the framing stage is the construction of external and internal walls, roof trusses, window and door frames. Conduit for electrics and pipes for plumbing will be installed at this stage.</p>
Lock-up	<p>The exterior of your home begins to take shape with brickwork, walls, roofing, cladding, windows and external doors. At this stage, where plumbing and electrical wiring is installed for fixed units such as ducted air conditioning, vacuum systems, and security systems.</p>
The Interiors	<p>These stages can be combined or separated depending on your builder's approach.</p> <p>Fixtures</p> <p>All the internal details are 'fixed' into your home including wall plasters, ceilings, skirting boards, internal doors, stairs, kitchen and room cabinetry. Walls are also painted and wet areas are waterproofed, following by floor coverings of your choice.</p> <p>Fittings</p> <p>After the essential items of the interior have been installed, it's time for fittings and appliances such as shelving, tapware, toilets, light fixtures, plugs and benchtops to finish the home. The final fit-off for ducted vacuum, electrical, plumbing, and security also takes place.</p>

Practical Completion Inspection

Once the home is close to completion, all waste is removed and a thorough clean of the house is completed prior to the final inspection. Your builder should walk you through your home, demonstrating all features and functions.

12 weeks before completion of your home you will need to apply for your Compliance Bond Refund and Free Front Landscaping Package. This can be done through our Ginninderry Design Team who will review your home to ensure it meets the Ginninderry Housing Design Requirements. If compliant, your bond will be refunded and the process of your Free Front Landscaping will commence.

Settlement and Handover

Once you've received a Certificate of Occupancy and Use and completed your final payment to the builder, you can collect your keys and make the home yours. Most builders offer a maintenance period (typically of 3 months) to cover any defects in the period after you have settled to give you added reassurance that you are completely happy with your new home.



Key Considerations

Ginninderry Housing Design Requirements

Every home built in Ginninderry is an important piece of our interconnected community and overall neighbourhood design. As such, a set of requirements have been established at Ginninderry.

Built Form Character

The intent of Ginninderry's Housing Design Requirements is to promote well designed dwellings of a high architectural quality that contribute to Ginninderry as a master planned community. By following these Housing Design Requirements, your home will also be more efficient, cost less to run and will be more resilient to weather extremes. All of these elements will help future proof your home and your investment.

Dwellings within Ginninderry should reflect a Modern Australian style that responds to the Canberra climate and maximise opportunities each block presents. Dwelling designs should encourage well planned indoor - outdoor connections and provide appealing streetscapes. Entries, porches, balconies and verandahs should sit comfortably within each design contributing to a welcoming feel while providing natural surveillance of the street.

For more information



Scan for Strathnairn's
Housing Design Requirements



Scan for Macnamara's
Housing Design Requirements



Scan for Strathnairn's
Housing Design Requirements
Application Form



Scan for Macnamara's
Housing Design Requirements
Application Form

Sustainable Design

A new home - if built well - can last more than 100 years, so building it right the first time is important! The decisions you make around the size, orientation and materials can make a significant impact on the long-term running costs of your home. At Ginninderry, our aim is to help you design a home that is more comfortable to live in, will provide a better lifestyle and will help you save on your running energy costs. Here we've put together some tips and guidelines to help you make the most of your investment.

EER requirements

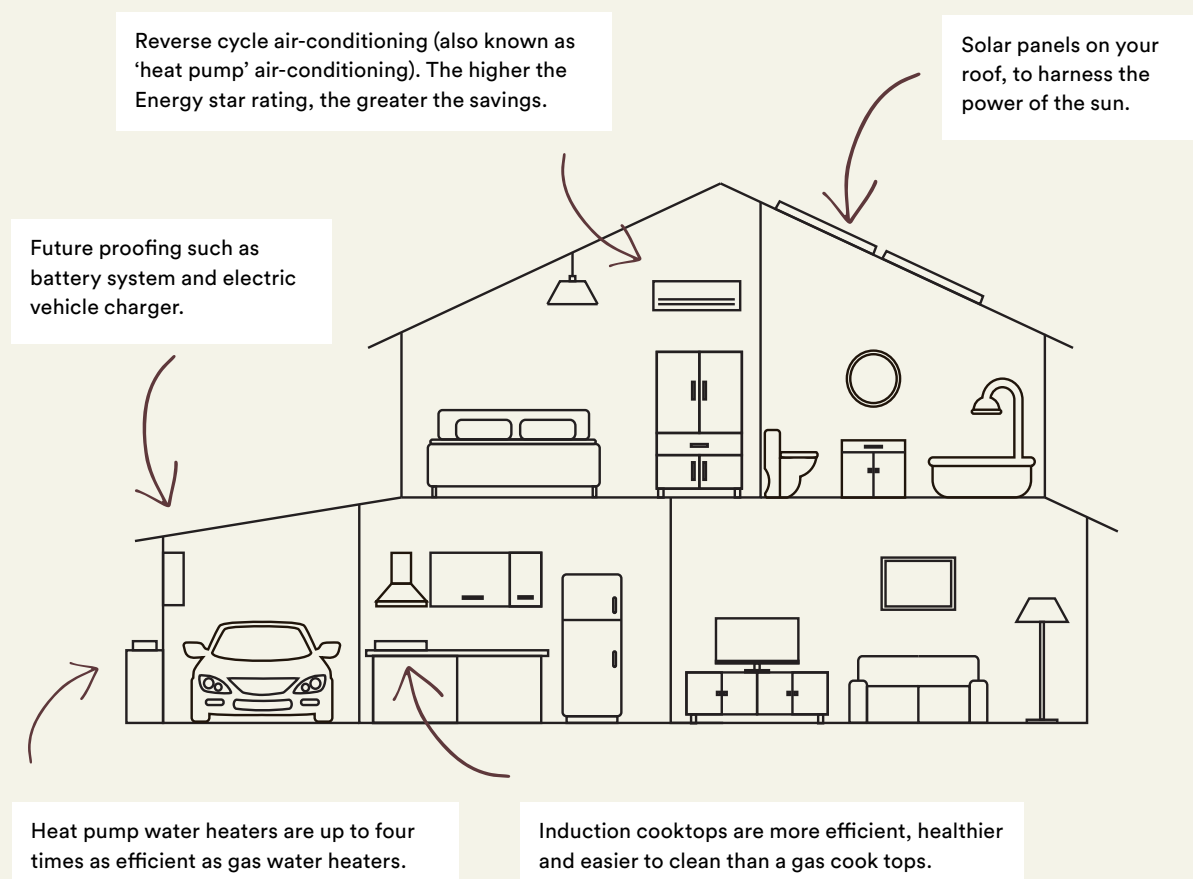
Strathnairn has a minimum requirement of EER 6 star, while Macnamara is raising the bar on sustainable living in Canberra by ensuring that all homes have a minimum 7-star energy rating. Not only will this significantly reduce the suburb's carbon footprint, but it will also provide residents with low ongoing energy bills and a more comfortable lifestyle.

All Electric Community

The Ginninderry Project Team has underlined its commitment to creating a sustainable community by designing all-electric suburbs. Along with requirements for solar panels on every home, removing the need for mains gas connections means that Ginninderry can be a more energy efficient community, saving its residents money and reducing the use of fossil fuels in the process.

Solar Passive Design

Solar Passive Design is design that works with the local climate to maintain a comfortable temperature in the home year-round. Designing with solar passive principles in mind should reduce or eliminate the need for additional heating or cooling in your home. This means working with the sun to provide warmth in winter and taking advantage of shading and breezes to cool your home in summer.



Your house

Building the shell

Insulation and Draught Proofing

Controlling how air flows in and out of your home is important. The shell of your home should act like an esky – you want to seal and insulate it the best you can. Increasing the insulation in your ceilings and walls is one way to keep you warm in winter and cool in summer by giving you the greatest barrier between you and the external climate. This will not only help you save money on heating and cooling but will also stop air escaping unwillingly.

Consider having an air leakage test. A newly built house should achieve less than 10 air changes an hour.

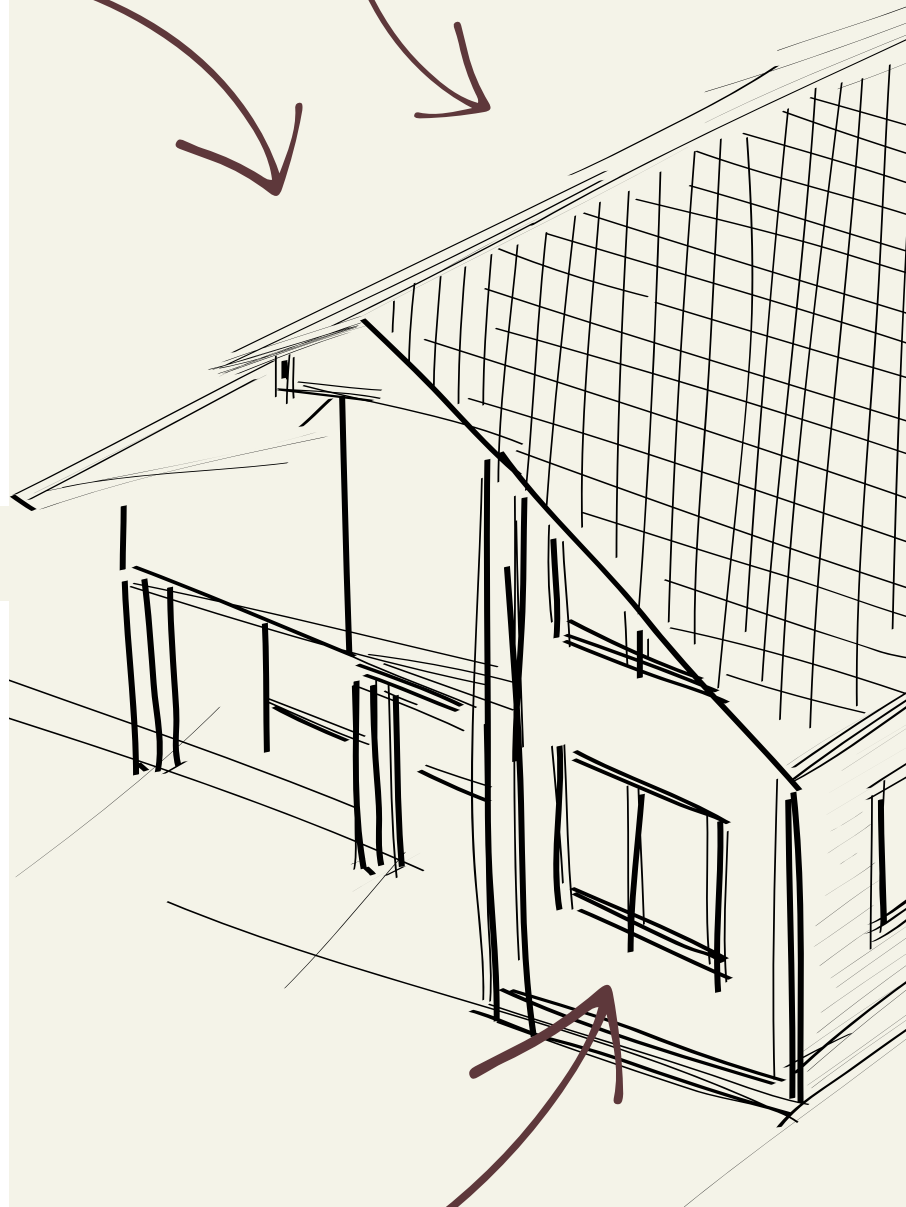
Windows and Glazing

Windows and glass doors let in light, fresh air and provide good indoor and outdoor living connections. Windows are also the weakest link in the insulation of your building and can be a major source of unwanted heat gain in summer and significant heat loss in winter. Where possible, consider using double glazed, or low-e glass. The thermal performance of your windows also includes your frames. Aim for a window system with thermally broken frames, low U-values (less than 4.1) and high solar heat gain coefficient (around 0.66). A single glazed window can be up to 15 times worse at insulating your house than a wall. Choose the location of your windows carefully and size them appropriately.

Roof

Your roof plays an important part in orientating your solar panels. Your panels will work best if installed facing North at 30 degrees from horizontal. When designing your home, think about your roof design to easily cater for your panels. The more basic the design, the easier your job will be!

The colour of your roof also affects how much heat your home absorbs. Pick lighter shades of roofing so yours doesn't have unwanted heat in your ceiling space.



Designing for the Canberra Climate

Canberra is a cool, temperate area of Australia. It has low humidity and large changes between day and night (diurnal) temperatures and four very distinct seasons. We have highly variable spring and autumn conditions, cold to very cold winters and hot, dry summers.

The variability of our climate will only become greater with climate change. Winter sun and summer shading will help to passively heat and cool your home when it needs it most.

Energy Efficiency Rating

In the ACT, all new homes are required to meet a minimum 7 Star Energy Efficiency Rating (EER). At Ginninderry, the minimum EER in Strathnairn is 6 and in Macnamara it is 7. The EER of your home assesses the building design, materials, and layout; and predicts how much heating and cooling you need to be comfortable. The overall EER is made up of both heating and cooling components. The heating load tells you how much heating is required to make your home comfortable. The cooling load tells you how much cooling you will require. The bigger the home, the more it takes to heat and cool your home and therefore affect your EER. The overall EER is a balance of both (like a see-saw) so make sure your EER is not weighted heavily to either heating or cooling. Or better still, ask how to achieve a higher EER!

Reduce Material Use

Think about a secure car port rather than a garage. While your car might need to be protected from the elements, you can create secure car ports that are cheaper than a fully bricked garage. Also consider future-proofing for electric vehicles by installing cabling in your garage or carport wall. This will save you time and money adapting in the future.

Questions to ask your designer or architect:

- Will my roof design allow for the PV panels I need?
- Is my heating load from my EER sensible for the Canberra climate?
- How can I achieve a higher EER?
- Is my insulation the highest it can be in my walls, floor, and roof?
- Do my windows give me good air flow throughout my home?
- Are my windows shaded from the summer sun?
- Can I orientate my living areas to the North to make use of the sun in winter?

Your house

The inside

Generating, Managing & Storing Energy

Reducing the amount of energy you use is the most cost effective way to cut your energy costs.

Your PV panels and home energy management system can help to provide renewable energy for your home.

Your demand management system (HEMS) can help you monitor and manage your energy use. Air conditioner systems, heat pump hot water systems, lighting and security systems can also be managed by your HEMS as long as the right appliances are selected.

Talk to your energy provider about how appliances can be connected to your HEMS.

Household Solar Battery systems can also store the power you generate with your PV system, letting you use the power when the sun isn't shining. Remember to consider the location of your battery – either now or allocating space for it in the future. It may need to be on an external wall or within a fire rated enclosure.

Indoor Air Quality

The paints, sealants and glues used in your home can sometimes be quite toxic. Look for materials with low or no Volatile Organic Compounds (VOCs). Removing VOCs from your home will result in a fresher, healthier home environment.

Designing for Accessibility

Designing for accessibility is about thinking about how your house caters for a range of mobility and health levels and how these needs can change over time.

Accessibility is important for:

Families with young children – making it easier to manoeuvre prams and strollers and removing trip hazards for toddlers

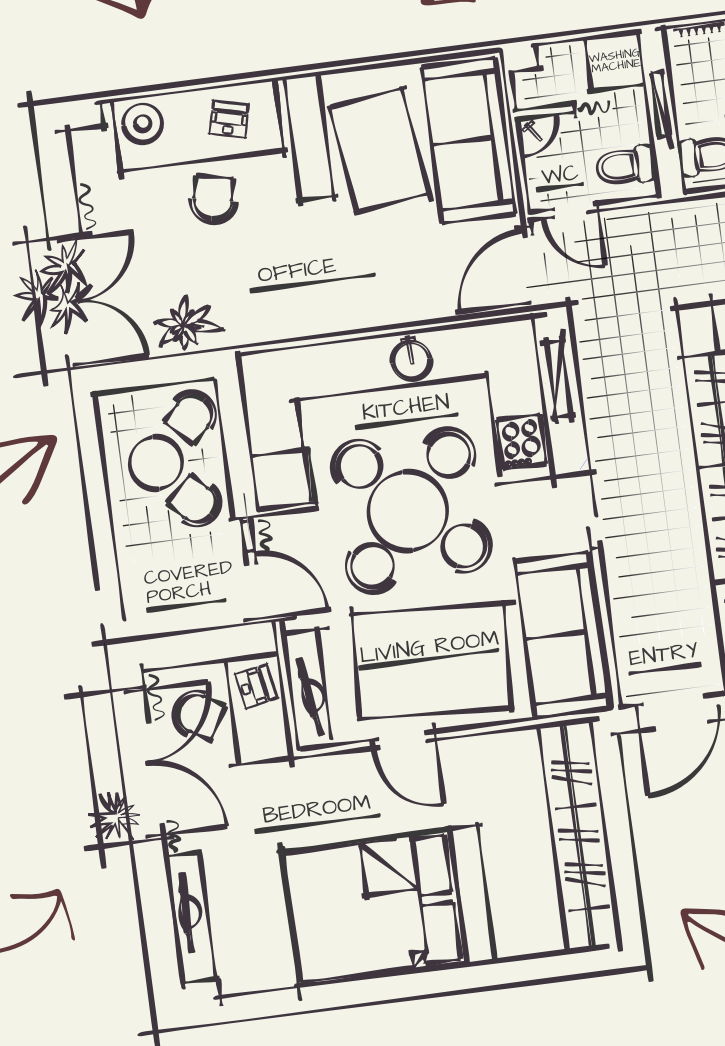
People with temporary injuries – larger doorways and step-free entries make it easier for people in wheelchair and crutches.

Ageing population – for both residents and elderly visitors, family and friends

People with a disability and their families – not only in their own homes but for visiting others.

Lighting

Think about using natural light from windows before using artificial light. Installing energy efficient LED lighting will save you money over time. Reduce the number of downlights you install in your home. If you really need them, make sure they are fully sealed, LED downlights which can allow insulation around them. Traditional downlights act as big holes in your ceiling – making your insulation less effective.



Indoor Drying Space

Canberra winters are cold but we get really lovely sunny days. Consider space inside for your washing that gets good winter sun. This will reduce the need for a dryer.

Reduce Materials

The less materials required to build your home, the cheaper it will be. Consider using polished concrete floors, exposed brick (rather than adding a render) and other material which don't require further finishes where sensible

Make Recycling Easy

Designing separate waste bins into your kitchen will make it easier on bin day! Design for composting, recycling and general waste.

Heating and Cooling

The cheapest way to heat your home is with the sun. To make the most of it, your house should allow for lots of winter sun and keep out the harsh summer sun. Place rooms that you're likely to spend daylight hours in (typically your living rooms) to the north of your block. This will allow you to get good winter sunlight and reduce the hot summer sun.

Use thermal mass to store the sun's heat and provide night time warmth in cold conditions. This can be achieved with polished concrete floors in north facing living areas. This allows the sun to heat the area inside and contribute to a naturally cool home in summer.

Cross Ventilation

Your doors and windows can help cool your home on summer nights by allowing air to travel through your home. Install flyscreens to your openable windows and doors so that you can securely open your windows and doors.

Efficient Appliances

Many new appliances come with Energy Rating Labels. The more stars an appliances has, the less energy it will use. Choose appliances not only by their price tag but also by how much they will cost you to run every day!

Bike Storage

Make sure you allocate a space for your bikes. Make them easy to access so you're more likely to use them. Active living is an important part of Ginninderry.

Zoning

Think about the areas of your home that you use and when you use them. By zoning your home, you can have better control of which areas you want to heat and when. The smaller the area you are heating at any one time, the cheaper your bills will be.

Saving Water

Using rain water to flush your toilets and wash your clothes (as well as for your garden) can help you save money on your water bill.

Installing water efficient fixtures and fittings will also help you save water.

Questions to ask your designer or architect:

- Is my home zoned in a way that I can heat and cool different areas separately?
- Is there good ventilation throughout the house?
- Has my heating and cooling system been designed to take into account my EER rating?
- Can I use no or low VOC products in building my home?
- Can my home energy management system be connected to other appliances like my air conditioner?
- Have I allocated space for bikes?

Your house Landscape

Choose a garden you can maintain

Not everyone has a green thumb. Pick a garden design that suits your lifestyle. If you forget to water your plants, pick drought tolerant, hardy natives or woody herbs like rosemary that don't require a lot of attention.

Make your plants useful plantings

Whether you plant edible foods or plants that attract bees (or other pollinators and wildlife), your garden can not only look pretty but also have a higher purpose.

Space for Bins

Make sure you allocate space for three bins:

- General waste (red lid)
- Mixed Recycling (yellow lid)
- Green waste (green lid)

Clothes Drying

Allocate an outdoor drying space that has good access to winter sun. This is usually on the northern side of your home. Using the sun to dry your clothes is a lot cheaper than a dryer!

Soft space vs Hard space

The more concrete or hard surfaces in your yard, the hotter your house will be in summer. Think about how you can use grasses, plantings or permeable pavers to limit the amount of hard spaces you have.

This will help you save money by reducing your energy and water required to keep your home cool.

Compost

Use your kitchen scraps as compost for your yard or get a worm garden. Don't have room? Donate your scraps to the Community Garden!

This will help reduce unnecessary waste going to landfill.



Free Water

Most homes in Ginninderry have a rain water tank. Rain water is great for watering your plants.

Green Shading

Plants do a great job of shading East and West facing windows. Use them to keep you cool in summer. Choose plants that can be pruned back in winter (or that are deciduous) so that you can let in the winter sun.

Conserving our Conservation Corridor

The plants that you plant in your yard will impact our conservation corridor. Bins and other animals will spread seeds through our landscape. It is therefore very important that we don't plant species that are considered weeds (easily spreading) or sleeper weeds (plants that could become weeds in the future or in other climate conditions).

Questions to ask your designer or architect:

- How can I reduce the amount concrete and hard spaces in my yard?
- Can I use alternatives like permeable paving, groundcovers or mulch?
- Have I allowed enough space for my bins?
- Have I checked that my plants won't become weeds in the conservation corridor?
- Are my plants edible or good for birds, bees and other pollinators?
- Is my garden drought and frost tolerant?
- Have I made the most of my rain water tank?

How to...

Choose the right builder

Designing and building your home gives you the exciting opportunity to create something that's completely purpose built to your needs and wants. However, it's also a lengthy process that can involve complications. Who you choose as a builder is going to have a big impact on your overall experience and, the results.

Start with a realistic budget

A lot of builders talk about the cost to build a house in terms of dollars per square metre, which is calculated by taking the total cost of the build and dividing it by the total floorspace of the home. Whilst these calculations can vary widely depending on factors such as materials and orientation of your block, they do provide you with a rough guide as to how much different types of houses may cost you. On average, homes can cost anywhere between \$2,000 per square metre for a basic home to more than \$4,000 per square metre for a custom home design, this price may vary talk to the builder if you are unsure of anything in the quote.

Approach builders that match your budget and style

Builders tend to specialise in certain budget ranges and styles, from compact budget-friendly homes to eco homes and luxury projects. There is no point approaching a high-end home builder with a client portfolio of million-dollar builds if you want to build a small, mid-budget home. Most builders' websites will feature a gallery of homes they have built to quickly give you an idea as to whether their budget range and style of homes match yours.

Ask about reputation and references

It is very important to read reviews and speak to past or current clients before you sign. A good builder will have no issue with letting you speak to customers and they should be able to supply good, verifiable references.

Source a credit reference

This may not apply to long-established companies. However, to give you a sense of security, you can source a credit reference via a range of online agencies. While it's not a guarantee of performance, it's one of the best sources of information about the financial strength of a company. Pay particular attention to whether the building company pays its suppliers on time and if it has a good rating in the industry.

Be aware that builders quote using different methods

Every builder will have a different price based on factors such as materials used and time involved. They may also have different ways of presenting this information to you. Some may offer a complete fixed price quotation, others may offer a summary. Some may even provide allowances for costs that cannot be foreseen at the early stages.

Experienced builders can sometimes offer an educated opinion or price range on the spot, based on similar jobs they have done in the past. This can be helpful upfront, to make sure that there is a realistic fit between what you would like to do and the budget you have in mind. Be aware that the cost of a project can vary greatly depending on many factors, including the contours on the land and the types of materials and inclusions you want to use.

Find out how many other projects your builder is working on

To ensure that your builder has enough time to effectively quality control and manage trades on your build, ask them about build times and how many projects the supervisors will be handling whilst working on your build. The last thing you want is to be told your house will take 12 months, and it then ends up taking out to 2 years.

Personality and working relationships

Think about the type of working relationship you want to develop with your builder. Finding a builder that listens to your needs and has great communication with you is key. Make sure you have an opportunity to meet the actual person you will be working with on the project on a day-to-day basis (usually your site manager), as it probably won't be the person you deal with upfront.

Secure Design Approval

Pre-Design Phase

Ensure that you read and understand all mandatory requirements for building at Ginninderry. Provide a copy of these Housing Design Requirements along with the accompanying Building Resources to your architect and designer. You are encouraged to arrange a meeting with the Ginninderry team to discuss your concept plans prior to finalising documentation for design approval.

Design Approval Phase

Once you have designed your home, you will need to fill out a Housing Design Requirements Application Form and submit it along with all required supporting documentation.

The Ginninderry design team will review and assess your home designs against the requirements in this document. If your house design does not comply, or if you have provided insufficient documentation, you will be asked to amend and resubmit your application. Any additional design changes and amendments will be at your cost and you may also be required to pay a re-submission admin fee.

Once approved, you will be issued with a stamped set of house plans and an approval letter. You will then be able to submit your Ginninderry approved plans to your Building Certifier for building approval or to the ACT Government (EPSDD) for Merit Track Development Approval (as appropriate).

Construction Phase

Once you have received all of the relevant approvals, you can start construction of your home. Ensure you make the Ginninderry Team aware of any changes to materials, appliance models as provided in your Design Application Form as this document will be used to assess compliance.

Fill out and submit a Front Landscaping Application Form. This can be done up to 12 weeks prior to your home completion date.

Pre-Design Phase

Read and understand all mandatory requirements

Pay your compliance bond at settlement

Provide these requirements and technical information to your builder/designer

Select your builder/architect and design your home

Design Approval Phase

Fill out your Housing Design Requirements Application Form

Submit Form along with all required plans and documentation

Ginninderry Design Assessment



Ginninderry Design Approval and stamped plans issued.



If Non-Compliant
Comments issued to guide re-submission

Submit your stamped plans for Building Approval or Development Approval (as appropriate)

Construction Phase

Build your home

Notify Ginninderry of any changes to your designs or appliance selections

Fill out and submit a Landscape Application Form

Compliance Phase

Achieve Certification of Occupancy

Fill out a Compliance Bond Refund Form

Compliance Inspection Conducted



Compliance Achieved and Bond Returned



Non-Compliant
Comments issued to help rectify

If still non-compliant:
Bond will be retained

Front Landscaping Package Completed for compliant dwellings only.

Compliance Phase

Once you have received your Certificate of Occupancy and Use, fill out and submit a Compliance Bond Refund Form. Ginninderry's Compliance Officer will conduct a Compliance Inspection. Your home will be checked against your Design Approval documentation and the Ginninderry Housing Design Requirements.

If your home is found to be compliant, your full Compliance Bond will be returned and your Front Landscaping Package will be completed free of charge. This includes a one-on-one appointment with a Ginninderry nominated contractor to finalise the front garden design and inclusions of your package.

If our Compliance Officer finds areas of non-compliance, you will be informed of these issues and offered the opportunity to rectify them. Once rectified, our Compliance Officer will conduct a second inspection to ensure compliance. Any rectification works required will be at your own cost. If multiple Compliance Inspections are required, you may be required to pay additional inspection fees (as set out in your Land Sales contract).

If you chose not to rectify any areas of non-compliance, your bond will be retained by Ginninderry and you may not be eligible for a free Front Landscaping Package. Eligibility for landscaping and retention of the Compliance Bond (either full or partial) is at the discretion of the Compliance Officer.

Why a Compliance Bond Process?

An important part of the Land Sales contract at Ginninderry is the requirement for the payment of a Compliance Bond at the time of settlement. The Compliance Bond helps to ensure that the house design and sustainability requirements are met in accordance with your approved plans.

The Bond also helps to ensure that builders take care during construction to establish proper erosion and sediment controls, protect our waterways as well as the street trees, public verges and other public assets.

Once you receive your Certificate of Occupancy and Use for your home, and subject to compliance being achieved as per these guidelines, the Compliance Bond will be returned to the party that paid the Bond.

If you are selling your land or home prior to design or completion, you should transfer the Compliance Bond to the new purchaser and advise Ginninderry at the time of transfer by completing a Transfer of Compliance Bond Form. This can be found at: ginninderry.com/building/builders-resources/

Conditions of Compliance Bond Return and Front Landscaping

The conditions for the return of the Compliance Bond and Front Landscaping Package are:

- A Housing Design Requirements Application Form and supporting documentation must be submitted to and approved by the Design Manager.
- The home must be built to the Approved Plans and in accordance with the Ginninderry Housing Design Requirements.
- Any damage to the surrounding verges, street trees, footpath, services and adjoining land caused by the construction of your home must be rectified to the satisfaction of Ginninderry's Compliance Officer and/or Ginninderry Surveillance Officer.
- All waste in the front garden on the public verge and adjoining lands has been removed.
- A Front Landscaping Application Form has been submitted and the front landscaping design has been agreed with the Ginninderry nominated landscape company.
- Building Construction (including driveways and fencing) must be completed within 24 months (2 years) of settlement.
- The home owner needs to have turfed or have an agreement with an approved contractor to turf the street verge. On settlement your verge will be seeded to protect the area from erosion, this will need to be removed and turf laid.
- For designs previously approved a re-submission administration fee will be applicable and deductible from the compliance bond as follows.

Compliance Bond Amount and Associated Fees

Compliance Bond paid at settlement:		
Block	≤ 600m ²	= \$7,500
	> 600m ²	= \$10,000
For all MU2 (Streetscape Plus) Irrespective of block size		= \$10,000
Design Re-submission administrative fees:		
1st Re-submission		= \$250
2nd Re-submission		= \$500
3rd Re-submission		= \$750
Additional Compliance Inspections:		
Each additional inspection		= \$550

Community

From our annual Christmas, Iftar and Chinese New Year celebrations to open air cinema events, art exhibitions, workshops and great facilities such as community food gardens, Ginninderry is bursting with life. A dedicated Community Development Manager helps keep the community engaged and connected, and ensures that there's always something on with a thoughtful events calendar.

When you move here, you'll discover pedestrian-friendly streets that encourage you to walk everywhere and kids to play safely outside. Our first Neighbourhood Park, Paddys Park, attracts residents every day of the year with a huge playground, sporting facilities such as basketball courts, cricket nets, an open air amphitheatre and picnic areas for families and friends to enjoy and gather. And our community and information centre, The Link, hosts a weekly playgroup, yoga classes and a series of events from art workshops and displays to cultural celebrations.

Residents have also set up their own activity groups from book clubs to soccer teams and even a choir. As our community gets bigger and facilities increase, so too will the opportunities for you to connect with others and make Ginninderry a warm and welcoming place to live.

Ways to connect

1. Join in!

We have a huge range of community events where you can meet other residents with like-minded interests.

Follow us @ginninderry  

2. Ginninderry Community Social Accounts

This is open to all and a great way to keep informed about how the project is going as well as learn about upcoming events.

3. Ginninderry Residents Facebook Group

For all things resident related. Your place to share news, events and connect with your neighbours! Search 'Ginninderry Locals' on Facebook.



Moving in Guide

To help make your transition to Ginninderry easier, we've outlined some key steps to take before you move here:

8 Weeks



Make sure you have applied for your free front landscaping and compliance bond refund (if applicable). For more information please refer to the Ginninderry Housing Development Requirements or talk to one of our staff if you are unsure or need assistance to meet the requirements.

4 Weeks



Internet Connection

In Ginninderry you have access to the NBN. Go to their website to find a list of providers to get connected. You may also like to connect a landline at the same time. Note: a new connection fee may apply.



Electricity

Ginninderry is an all-electric community. To find out more about this visit our website. To connect to the grid go to www.energymadeeasy.gov.au to find providers.



Water

Icon Water can help you with the water connection into your new house.



Removalists

Book a removalist or ask some friends and family to help you with your moving day.

2 Weeks



Change of Address Checklist

Go to www.servicesaustralia.gov.au/changing-your-address-if-youre-moving-house and download this very handy checklist. It can be a big job, so print this and use it to help you through all the steps.



Mail Redirection

Organise this service online with Australia Post. It could take up to three days for a redirection service to come into effect, so you may want to make sure this is done well before leaving your previous home.



Waste Bins

To order your new waste bins contact Access Canberra and use their online form to order new recycling, green and general waste bins.



Insurance

You will want to arrange home and contents insurance for your new home. If you already have this insurance don't forget to change your address and other details with your provider. You will also need to update your car insurance, license and registration with your new address details.

When you've moved in



Front Landscaping

If you are on a detached block and have completed your house and complied with the Ginninderry Housing Design Requirements, you qualify for our free front landscaping service. Get in touch with our team to organise.



Backyard Landscaping

The Yarralumla Nursery provides free plants to those who have purchased a home within the last two years. Find out more at www.cityservices.act.gov.au/territory-services/yarralumla-nursery/free_plant_issue_scheme and don't forget to apply within two years of signing your land purchase agreement.

Useful Information

Glossary of Terms

A Application Fee

A fee paid to a lender to cover costs of setting up the home loan; sometimes free/waived.

Appraisal

An estimate of the value of a property, taking into account factors such as block size, location, number of bedrooms, number of bathrooms, fixtures, fittings and condition of the home as a whole. An appraisal differs from a property valuation, which is conducted by a registered valuer.

Architect

A person who holds a degree in architecture and is trained in the planning, design and oversight of the construction of buildings. An architect holds membership of a professional body, e.g., Australian Institute of Architects.

Auction

One way to purchase a home is through an auction. Auctions require buyers to meet a reserve price. Whoever bids the highest amount above the reserve price wins the auction and is often required to sign a contract and exchange that same day.

B Backfill

Earth that has been removed during building excavation that is then used for other purposes such as filling space around a basement or foundation wall.

Ballot

A method of land sales where interested buyers provide their details and receive a unique ballot number. The numbers are then individually drawn out via a randomised ballot draw system. Buyers are invited to purchase land in the order the numbers were drawn.

Block

A parcel of land within an estate. Each block of land has a unique identifying number, within a Section of a suburb. This number is not the same as the street number. In some parts of Australia, blocks are also referred to as 'lots' which is short for allotment.

Borrowing Capacity

Borrowing capacity is the amount of money banks or lenders are willing to allow you to borrow. The amount you can borrow will be influenced by existing loans, your annual salary, general expenses, job stability, living expenses, etc.

Building Designer /Draftsperson

Similar to an architect but with different education requirements (generally TAFE) and regulations. Services are generally more affordable than those of architects.

Building Permit/Licence

Documentation issued by a building surveyor that allows proposed building work to commence.

Building Restrictions

Residential building limits set by government on things like maximum site coverage and building height.

Builder Warranty

Many builders offer a one-year warranty on materials and a ten-year warranty on structural issues. New homebuyers will also have warranties provided by manufacturers such as a 20- or 30-year roof warranty or appliance warranties.

Building Insurance

Insurance that covers the building itself during construction.

Building Codes

Rules established by the Territory jurisdiction that cover how a house can be built or modified. Newly built homes must meet the most recent codes but existing homes are not required to be brought up-to-date before they are sold.

Borrower

The person borrowing money from a lender.

C Capital Gains Tax

The tax paid for the net difference of price from when a property is bought to when it was sold, if it is not your principal place of residence.

Capital Growth / Capital Appreciation

The increase in the value of your property over time.

Cash Rate

This is the interest rate charged to banks on their loans by the Reserve Bank of Australia which impacts mortgage rates and repayments for a home loan.

Certificate of Title

The legal document of title, showing who owns the land and block details. The Certificate of Title will describe the area and location of the land, it will list the registered landowner as well as any mortgages or other interests that are on the land, including any easements or building restrictions.

Certificate of Occupancy and Use

Also referred to as a “COU”, this certificate is issued after all building inspections have been conducted by the certifier. Until the COU is issued, no one can move into a new home.

Certificate of Compliance

A document that’s issued when your property complies with government regulations.

Completion Date

The date when building works are completed, according to the contract.

Contract of Sale

A contract between the seller and the purchaser, for the sale of the property. This contract must be in writing.

Construction Loan

A mortgage used to buy land and build a home.

Conveyancer

Someone who is licensed or regulated under Territory law to assist in the legal aspects of buying and selling property. Conveyancing can also be carried out by a solicitor.

Conveyancing

The legal process of transferring title/ownership of a property.

Cut and Fill

A technique to help level a sloping lot prior to construction by using material excavated from higher ground to create a flatter platform on which to build your home.

Cooling Off Period

It’s a window of time where you can change your mind and cancel your offer to buy without incurring any costs.

Credit Report or Credit Reference

A report of credit history, prepared by credit reporting agencies. A good credit history report is usually required before a lender will approve a loan.

D

Default

When you fail to make loan repayments by a specified date.

Deposit

The amount of money required to secure the purchase of a property; sometimes non-refundable, but it is taken off the purchase price at settlement.

E

Easement

A section of land on your property around which building restrictions may apply, which can be accessed by someone other than you for a specific purpose. An example is a shared driveway, or sewerage pipes.

EER or Energy Efficiency Rating

A rating used to identify the energy efficiency of houses in the ACT. Houses can achieve 0 to 10 stars in the rating scheme. Houses with a higher EER are more cost and energy-efficient, use less energy for heating and cooling, generate lower greenhouse gas emissions, and are more comfortable.

Estate Development Plan

This plan sets out how a proposed estate will be developed.

Equity

The difference between the market value of the property and the amount owed on the property. If the house is worth a lot more than the mortgage, then the equity is larger. Equity in your home can be used as security for future loans.

Exchange

Exchange (of a buyer) is signing a legal contract with the vendor (owner) of a property, making the purchase legally binding and enforceable.

F

Fall

The height difference of a sloping block, generally measured from the highest point to the lowest point of the block.

Fittings

Items that can be removed without damaging the property. Examples are door handles, some light pendants and shades, towel rails, toilet roll holders, etc.

Finance Pre-Approval

The first step along the road to getting your home loan approved. Pre-approval means that your loan application has been approved subject to terms and conditions. This is a really useful pre-purchase exercise that gives you an indication of how much you'll be able to borrow.

Fixtures

Items such as basins, toilets, baths, built-in wardrobes and kitchen stoves that are attached to the property and cannot be removed without causing damage.

G Guarantor

A guarantor is someone who agrees to honour the contract of your loan if for some reason you are unable to make the repayments yourself. Whilst not mandatory, a guarantor provides an additional layer of security and can help first home buyers purchase their house sooner as lenders and banks are generally more lenient to those who have a guarantor. A guarantor is often a close relative or associate of the buyer.

H Headworks

Infrastructure that's installed on a vacant block so services like water, sewerage and gas can be connected at a later date.

Home Buyer Concession Scheme

A government initiative that, if eligible, applies a stamp duty concession for first home buyers.

I Interest-Only Loan Repayments

When only the interest owing on a home loan for a set period of time is paid, leaving the principal amount untouched.

L Loan Agreement

A contract between the bank/lender and the borrower which sets out the terms and conditions of the loan.

LVR (Loan-To-Value Ratio)

The amount that can be borrowed compared to the value of the house. e.g. if the LVR is 80% and the house is worth \$1,000,000, then \$800,000 is the maximum amount that can be borrowed. The other \$200,000 usually comes from a deposit.

Low-Doc Home Loan

For people who don't have the usual financial records, such as self-employed. Less documentation is required to apply for the loan, in exchange for the borrower taking out more security, usually mortgage insurance, higher deposits or even a higher interest rate.

M Master Planned Community

A large-scale residential neighbourhood that offers a holistic design approach, including recreational and commercial amenities, such as parks, playgrounds, shopping centres and schools so that residents have everything they need in close proximity.

Mortgage

The lender is given security over the property, by way of their name being registered on the Certificate of Title to that land. This stays on until the loan/mortgage is repaid.

Mortgage Broker

A go-between between you and your lender who negotiates the terms of your loan on your behalf.

Mortgage Offset Account

This type of account allows you to offset the balance in that account against the balance of your home loan. This means you pay less interest on your home loan. For example, if you have a home loan balance of \$300,000 and have \$40,000 in your offset account you'll only pay interest on a home loan balance of \$260,000.

Mortgage – Basic Variable

A type of home loan in which the interest rate is not fixed. This type of home loan generally carries cheaper rates, as it tends to come with little to no extra features. This 'no frills' loan tends to be around 0.5% lower than a standard variable loan, and is ideal for first homebuyers.

Mortgage – Fixed Interest Rate

A mortgage in which the interest rate remains fixed for the life of the loan.

Mortgage – Standard Variable

A type of home loan in which the interest rate is not fixed. These loans often come with heaps of flexible features such as offset facilities, redraw, extra repayments and the ability to split the loan. In order to access these features, however, the borrower generally pays a higher interest rate.

O Off The Plan

Property that you can buy ahead of time, based on images and floor plans, before it's actually built.

P Practical Completion (PC)

When the construction of a block of land or house is completed as per the contract. For land, this means lots are ready for survey or valuation, and getting close to receiving their individual titles. For a house, this means it's time to have your PC inspection and make sure you're happy with your new home. Any issues you find should be rectified by the builder before you finalise handover and move in.

Prime-cost item

A fixture or fitting that either has not been selected, or whose price is not known at the time of entering into a building contract. The builder will estimate these prime costs when determining the total building cost.

Principal

The amount of money that has been borrowed, excluding the interest charged.

Progress payments (also called stage payments)

Payments required to your builder on completion of various stages of home building as specified in the building contract.

Property title

Legally recognised proof of an individual, people or a business owning a certain property. The document providing proof of ownership is called the “title deed” or certificate of title.

Provisional Sum Items

An estimate of the costs involved with carrying out particular work, which includes the cost of supplying the necessary materials. This is required if the builder cannot say for certain exactly how much the work is going to cost, after making all reasonable enquiries

Public Open Space

The variety of spaces within a community that everyone can enjoy for recreation, sport, play and socialising! Think parks and playgrounds, ovals and reserves.

R Rear-Loaded

This is when the garage is located at the back of the lot and you can access it by a rear laneway. Rear-loaded lots have no front driveways and garage doors are out of sight.

Refinance

Finding a new loan from the existing lender or a different lender. It involves paying the existing loan in full by getting a new loan from another. Usually done when a better rate is being offered from another lender

S Setbacks

The distance from the property boundary to certain parts of your home. For example, a 5.5m front setback to the garage allows cars to be parked on the driveway without obstructing the footpath. This helps form your building envelope, which outlines what your maximum house footprint can be.

Settlement

The process of finalising the exchange of property, usually carried out by lawyers or conveyancers. This is when you have to pay the settlement amount (the purchase price minus the deposit already paid), in exchange for the certificate of title to the property with all the necessary changes made.

Site Works

This is the process of getting land ready for building – it might include clearing, excavation or block levelling.

Stamp Duty

A tax charged by the government you have to pay when you are purchasing a property. This is an additional cost to the price of the home and is usually in the tens of thousands, although concessions available for certain home buyers.

T Term

Length of time in which a home loan must be repaid.

U Unregistered Land

Land that is part of a sub-division or master planned community is unregistered until the developer completes the works that are required to create the individual lots. This must be approved by government and the plans need to be sent to the Access Canberra Land Titles Office for each individual lot to then be registered.

V Vendor

The seller of the property.

Z Zoning

Zoning restricts what the land is able to be used for. While each state and territory has its own zoning codes, they tend to fall into six basic categories: commercial, industrial, mixed-use, residential, public use and agricultural.



Ginninderry 