THE ALC JOURNEY

We appreciate the importance of understanding what to expect when working with us. We're committed to supporting you throughout the entire process, from the Expression of Interest to the final handover. We've mapped out every step of the pre-site and building journey, so there are no surprises.

CONTRACT PROCESS

STEP 1
EXPRESSION OF INTEREST
Complete and sign Expression of Interest.

Pay a holding deposit

(This payment forms part of the land deposit and will be reflected on the Land Contract)

STEP 2
CONTRACT DEVELOPMENT
Land Contract and Build Contract are prepared.

Client to notify Finance Broker of purchase and commence finance application.

STEP 3
CONTRACT EXECUTION
Land Contract & Build Contract are:
- Reviewed by Clients Solicitor;
- Signed by the Client and returned to ALC;
- Contracts are executed.

(Copies of executed Contracts are sent to the Finance Broker to progress the finance application and Clients Solicitor)

STEP 4
FINANCE APPROVAL
Confirmation of Finance Approval to be sent to ALC.

Balance of Land Deposit paid to Vendor's Solicitor's or Agent's Trust Account.

Purchase Contracts are now unconditional.

ALC will notify the Builder when Land Settlement has occurred

STEP 5
LAND SETTLEMENT
Registered Titles: Client to settle on the land within 14 days from contract becoming unconditional.

Unregistered Titles: Land Contract remains unconditional until Land Titles are released.

(Client to maintain their Finance Approval with their financier – refer to Finance Broker)

ALC will notify the Builder when Land Settlement has occurred.

PRE-CONSTRUCTION

STEP 1
PROGRESS CLAIM ISSUED
Builder issues Deposit Stage Progress Claim.

STEP 2
PROGRESS CLAIM APPROVED
Progress Claim to be approved by Client and sent to financier for processing or paid from available savings funds.

STEP 3
PERMIT APPLICATION
Building Permit application is made through the appointed Building Surveyor.

STEP 4
OBTAIN APPROVAL
The Builder has up to 8 weeks to obtain full Council approval.

STEP 5
BUILDER COMMENCES
Builder initiates construction on the new property within 30 days of receiving council approval.

BUILDING JOURNEY

STEP 1
BASE / SLAB STAGE
- Builder issues Base / Slab Stage progress claim invoice.
- Progress claim to be approved by Client and sent to financier for processing.

STEP 2
FRAME STAGE
- Builder reaches Frame Stage.
- Builder issues Frame Stage progress claim invoice.
- Progress claim to be approved by Client and sent to financier for processing.

STEP 3
LOCK UP STAGE
- Builder reaches Lock Up Stage.
- Builder issues Lock Up Stage progress claim invoice.
- Progress claim to be approved by Client and sent to financier for processing.

STEP 4
FIXING / FITOUT STAGE
- Builder reaches Fixing / Fitout Stage.
- Builder issues Fixing / Fitout Stage progress claim invoice.
- Progress claim to be approved by Client and sent to financier for processing.

STEP 5
PRACTICAL COMPLETION STAGE
- Builder reaches Practical Completion Stage.
- Independent Building Surveyor approves works and issues Occupancy Certificate.
- Builder issues Practical Completion Stage progress claim invoice.
- Progress claim to be approved by Client and sent to financier for processing.

STEP 6
BUILDING INSPECTION
- Independent Building Inspector attends the property on behalf of the Client looking for any Defects missed by the Builder.
- Builder is allowed a 14-day Defect Period to rectify any items found by the Independent Building Inspector.

STEP 7
SECOND INSPECTION
- Independent Building Inspector returns after the 14-day Defect Period to certify repairs.

STEP 8
HANDOVER
- Handover date is booked with Appliances to be installed on the same day.
- Either Client or Property Manager to collect keys.