



The Miravor
Guide to Buying
a Home at
Robinsons Rise



ROBINSONS RISE

A MIRA VOR PROPERTY GROUP PROJECT

A modern bathroom with a wooden vanity, a white bathtub, and a large window overlooking a green landscape. The vanity has a white sink and a chrome faucet. The bathtub is white and freestanding. The window is large and provides a view of a green landscape with buildings in the distance. The walls are made of light-colored stone tiles. The floor is made of large, light-colored tiles. A small wooden stool with folded towels is in the foreground.

‘The 20 minute neighbourhood of the future’

Buying or building a home, especially for first time buyers or people new to the country or area, can be a daunting process. Our simple step-by-step guide will take you through the process of buying a home at Robinsons Rise, from paying your initial deposit right through to completion. Whether you are buying land, a home and land package, or a spec home, we’ve got all you need to know.

STEP 1

Seek financial advice

Always contact your financial advisor who will offer impartial and independent guidance. Discuss all your options before you proceed to buy, especially if you are seeking a mortgage.

STEP 2

Secure your block, home and land package or home

The process differs slightly according to what you are buying. Generally, after your finance is approved you will be asked to sign a contract and provide a deposit, typically a percentage of the price of the property or land. Your Solicitor should look over the contract before you sign it.

There are fees involved in buying a house or piece of land, including government stamp duty, property searches, legal fees, mortgage insurance and finance loan fees. Contact us and one of our Sales Consultants can discuss all the relevant costs and discounts available.

STEP 3

Contract 'unconditional' and transfer of land

Once finance is approved and the conditions of your contract are met, your contract becomes 'unconditional', which means you can proceed with the contract. Your Solicitor will inform us when the contract becomes unconditional.

STEP 4

Design and siting requirements

To maintain standards in your Robinsons Rise Community and protect your investment, all homes must comply with the design guidelines. Home and land packages and spec homes can be pre-approved, but in general the builder will need to submit your plans to our Design Support Team for approval.

STEP 5

Keeping you updated

From signing the contract to completion, we will keep you informed with regular project updates via email, our secure website and our Real Estate partners. You will also receive a newsletter about our community, as well as local events in your new neighbourhood.

STEP 6

Settlement date

This is the date that the remaining balance of the purchase is due. To avoid delays, contact your financial institution and ensure that the funds will be available prior to the settlement date. Once the relevant mortgage documents are signed, the land title will be transferred into your name.

STEP 7

Construction

When your block of land is registered and your plans are approved, your builder will submit the plans for building works and plumbing approval. Once approved, the builder can start construction. Most builders require 'progress' payments, usually divided into five stages: slab down, frame up, roof on, lock-up and practical completion. Your financial institution can arrange these payments for you.

Safety is imperative during the construction process and your builder must comply with workplace health and safety regulations. It is important that you do not go on site to view the project until it is safe and your builder is present with you. Your builder should also maintain good progress contact with you throughout the process. You can always contact Miravor and we will endeavour to keep you posted with updates and answer any of your questions.



Natural Surroundings and Green Spaces


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www.RobinsonsRise.com.au

For all enquiries and registration

Luciana Dinoto 0414 208 998 - luciana@bellsrealestate.com.au

Tony Parissis 0418 325 610 - tony@bellsrealestate.com.au

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PROPERTY GROUP

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