

Building with NQ Homes Steps 1 to 6

STEP 1

Sales Quote – Enables NQ Homes Tropical Living to identify your land, your design choice & any/all requirements to provide an initial quote – time required approximately 2 weeks.

STEP 2

Pre-Contract – After approval of your quote, a Pre-Contract is finalized, this document authorizes NQ Homes Tropical Living to carry out required works (contour survey, soil & wind reports, drafting & engineering, colour selection, tile selection, council approval, etc.) to prepare & provide your actual Building Contracts for signing – time required approximately 3 weeks.

STEP 3

Colours/Flooring selection – Once your NQ Homes Tropical Living Pre-Contract is signed, you'll meet with our colour consultant and flooring specialist to finalize all your selections. In conjunction with STEP 2 time frame.

STEP 4

Building Contract – Upon signing your NQ Homes Tropical Living Building Contract, the following items are required before construction can commence;

- NQ Homes Tropical Living requests you to provide a copy of your unconditional loan approval letter or in the case of a cash contract a letter from your financier stating that you have sufficient funds to cover the contract amount (in this case a security account will be required).
- Provide proof of land ownership.
- Return of the signed Builders Copy of the NQ Homes Tropical Living Building Contract.

STEP 5

Construction & Payment – Constructions begun & Progress Payments will be due & payable with five (5) working days of invoice at the following stages. NOTE: The contract is based on Progress Payments in Cash / Cheque or Bank Cheque, additional payment maybe required subject to swimming pool requirements or variations to the contract. Details based on standard NQ Homes Tropical Living build. *Custom and Owner design progress claim schedules may vary.*

Deposit - Paid at signing of the Contract between NQ Homes Tropical Living and the Client Can be nil up to **5%**

1st Progress-**Base**: Completion of main floor slab. **10%**

2nd Progress – **Blockwork/Trusses**: Completion of Blockwork & Trusses **15%**

3rd Progress-**Frame**: Completion of the building's frame construction. **10%**

4th Progress- **Enclosed**: Completion of lock-up (roof on, external wall cladding, windows & doors But excludes garage doors). **25%**

5th Progress-**Gyprock Lining**: Completion of walls & ceiling once sheeted, not set **10%**

6th Progress-**Fixing**: Completion of Pre-Paint stage (excludes plumbing and electrical fit-off, painting and ceramic tiling). **10%**

7th Final- **Practical Completion**: Upon Practical Completion Certificate & Prior to Handover Balance or **15%**
(FINAL PAYMENT MUST BE BY BANK CHEQUE OR BANK TRANSFER)

STEP 6

Final Inspection & Handover of Keys – Upon practical completion of your new home, you are invited to a walk-through inspection with your NQ Homes Tropical Living Building Supervisor to inspect the finished product to ensure all works contained in your Building Contract have been carried out.