

2023 WITH

Rossdale Homes

Because trust is a must



The Rossdale Difference

Our Absolute Fixed Price Guarantee

● Build Smart ●



Building your home, The Rossdale Way

Opening the door to your brand new Rossdale home is one of those memories that will stay with you forever, as it should. However, getting there isn't always easy.

A lot of things need to happen before you get your keys.

So we've bundled them up and put them in to an easy-to-read document which we call the Rossdale Homes Pre-Construction and Build Schedule.

We want your experience of building your Rossdale Home to be enjoyable and rewarding, and hope this schedule helps you on your exciting journey.

After we have listened to what you want, we will present a 'price guide' for a new home for you. You then pay a small fee as part of a Preliminary Service Agreement and the Pre-Construction Process begins...

The Beginning - Pre Construction

START

1 The CSC (Customer Service Coordinator) organises Surveyors and Engineers to contour, survey and soil test your block.

2 We present house plans to you drawn from your ideas with our experience.

3 Once you are happy with your house design we position your house on your block ready for engineering.

4 The house positioning and levels have been checked.

5 Engineering designed - footings, drainage, structural design etc, energy rating are completed.

6 CSC orders applications to Developer (if applicable). Plans have been sent to Council for Provisional Planning Approval.

7 Your plans and engineering details are with our Estimators calculating the actual full cost to build your home to give an Absolute Fixed Price quotation.

8 Your Building Consultant will discuss the Absolute Fixed Price quote with you.

9 Once you're happy with the final price, your CSC prepares an HIA contract with a specification and final plans which the Consultant will explain to you and ask you to review and then sign.

10 Once signed you will be given a copy of all documentation and a 'bank pack' for your lenders swift approval.

11 In the meantime you will be asked to visit key suppliers to finalise your selections (kitchen, tiles, electrical layout, etc).

12 Our Selections Consultants will organise your final selections where they will confirm and finalise your colour choices.

13 If you require finance, you need to liaise with your lender to make sure your loan is approved before we have Council Development approval.

14 Now, you will need to organise the settlement of your land and demolition of your home, if either are required.

15 If you have made any selection changes that incur costs the Estimators will provide a quote and your CSC will provide a variation quote for you to approve.

16 The Certifier will finalise your consents and send to the Council for Development Approval (3rd Council approval stage).

17 Your file is now sent to our Construction Department where a target start and finish date is formulated which your CSC will advise.

Whilst in Construction

18 Your job is in construction, purchase orders are being done and a Site Manager has been allocated to your job.

19 The Earthmover will excavate your site in preparation for footings.

20 Footings are dug and under-floor plumbing installed.

26 Floor and wall tiles installed.

27 Sanitaryware installed by plumber. Light switches and lighting (as selected) installed. Duct work for air-conditioning completed, if applicable.

28 Shower screens, mirrors, robes and bathroom fittings are measured and installed.

21 Concrete is poured, and treated. **1st Claim Payment**

22 Your wall and roof frame will be completed and all windows installed. **2nd Claim Payment**

23 Your gutters, fascias and roof cover will be installed. Brickwork and external cladding will be installed. **3rd Claim Payment**

24 1st Fix electrical, plumbing, gas and air-conditioning (if contracted) are installed and then insulation followed by plasterboard linings. **4th Claim Payment**

25 2nd fix carpentry is installed including all doors so 'lock up' can be achieved followed by the Kitchen installation.

29 External and internal painting is completed.

30 Paving, stormwater, landscaping and internal floor coverings completed if applicable.

31 Pre-handover - you will have a walk-through with Site Manager to make sure everything is correct and agree on anything that needs to be looked at.

HANDOVER

Site Manager meets you again to ensure the list made at pre-handover is complete and present you with the keys to your new home. **Final Claim Payment**



No Builder Variations!

Our “Absolute, Industry Leading - Fixed Price Guarantee”

Only you can change the price

What does this mean?

Rossdale Homes obtains the relevant information required up front, this ensures that you know the exact price BEFORE you sign a building contract.
No other builder will do what Rossdale does!

We’ve broken earthmovers, star-droppers and our supervisor’s favourite pen! – but we’ve NEVER broken a contract!
The only way our contract price can change is if you change something. That’s because at Rossdale, our Fixed Price Contracts are different!

At Rossdale Homes, we talk a lot about our Fixed Price Contract
That’s because we believe it’s the most secure contract in the building industry!

After you sign a Rossdale Homes Fixed Price Contract there’s no hidden or extra costs!

**HONEST
FIXED PRICE
BUILDING CONTRACT**
No Builder Variations
only you can change the price



- ✓ No extra cost for tricky footings
- ✓ No extra cost for energy rating requirements
- ✓ No extra cost for spoil to be removed
- ✓ No extra cost for reactive soils
- ✓ No extra cost for bushfire requirements
- ✓ No extra cost if rock is encountered on site
- ✓ No extra water / power / sewer costs
- ✓ No extra costs for site difficulties
- ✓ No extra cost for high wind speed requirements
- ✓ No extra costs for corrosion zone requirements

Unlike other builders, we won’t offer you our contract until we know everything about your home, your site and your expectations. This way there’ll be no unpleasant builder variations after signing.

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