

THE JOURNEY TO OWNING YOUR HOME

Our simple to follow process makes it easier than ever to turn your dreams into reality.

Mimosa Homes' directors oversee each and every project. It is in their best interest that your home build runs smoothly and without delays or hiccups.

Our trained staff will hold your hand through the whole building process and are accessible to answer any questions you may have about your home.

Our business model is structured around good old customer service. At Mimosa, you will be known by your first name and you'll be given the attention you deserve.



Peninsula Facade

i. Pre-Construction

STEP

- 1 **Mimosa:**
Advise and assist in selecting your new home. Secure current pricing & promotion upon receiving \$2000 deposit.
- You:**
Provide land contract, plan of subdivision and estate design guidelines/covenants. Clarify list of individual requirements and upgrades. Confirm preferred siting of the house on the land. Provide proof of ownership of the land. (if not titled provide approximate date of title release). Provide a pre-approval of your loan from your lending institution.
- 2 **Mimosa:**
We will order soil test, property information and provide sketched plans showing your changes (if any), developer approval, working drawings, electrical plan etc and prepare final fixed price with your upgrades (if any). We will make an appointment for colour/product selection.
- You:**
Sign off on plans, costings & drawings to ensure all your requirements, changes, options are reflected accurately. Prepare yourself for your colours selection appointment at Mporium by Mimosa Home.
- 3 **Mimosa:**
Mimosa Homes' colour consultant will help you select products and colour schemes for your new home.
- You:**
Attend appointment with colour consultant at our Mporium showroom which usually takes around 3 hours.
- 4 **Mimosa:**
We will present to you two copies of the building contract. One will be for our records, one for your records. On this day we will go through the building process with you and answer any questions you might have.
- You:**
You will need to sign contracts and pay balance of 5% deposit (less \$2000 initial deposit). Once the contract is signed, no more structural, colour or any other changes can be made.
- 5 **Mimosa:**
We will proceed with obtaining your building permit, Mimosa Homes customer service will write to you advising you of your site start.
- You:**
Provide unconditional finance approval from your lender, settle your land and provide us with proof of settlement.

ii. Construction

STAGE

- 1 **BASE STAGE**
This stage is when the sewer drains, termite protection Part A (where applicable), underground electrical cable run in, and concrete slab has been completed.
- 2 **FRAME STAGE**
The stage when a home's frame, garage and trusses (excluding veranda if applicable) is completed and approved by a building supervisor.
- 3 **LOCK-UP STAGE**
The stage when a home's brickwork, windows, roof covering, and plumbing rough in are completed.
- 4 **FIXING STAGE**
The stage when all internal cladding, infills, architraves, skirting, doors, baths, (excluding spa baths) metal trough cabinet, cabinetry of a home are fitted and fixed in position.
- 5 **HOME PRESENTATION/HANDOVER**
This stage is when all painting, floor coverings, plumbing fixtures (including tapware, basins and sinks) appliances, electrical fit off, heating and cooling (where applicable), hot water service, water tank (where applicable), ceiling insulation and caulking works have been completed. Your On-Site Team will organise a Home Presentation Appointment. This is when you will be presented your New Mimosa Home with your Site Supervisor to verify everything is complete & ready for Handover. Please ensure you use this appointment to make sure you are completely satisfied with your home. Once your home is completed a handover date & time will be scheduled within the next 7 days. You will need to ensure your final payment is arranged, so Handover can proceed and you will receive the keys to your home! You will receive a handover pack which will include details of our Service & Warranty and building guarantees which covers a seven-year structural guarantee.
- 6 **AFTER CARE**
We kindly request that upon the completion of the landscaping, including any concreting of your home, you contact Mimosa Homes to arrange a walk-through of your property six months after the handover. This walk-through will serve to ensure that your house remains in excellent condition and is still fully covered by the warranty.

Furthermore, we would like to inform you that Mimosa Homes will diligently review the CSIRO Guide, which was provided to you during the handover process. This thorough review aims to guarantee compliance with all the necessary landscaping requirements.

Mimosa Homes will take care of you from start to finish!