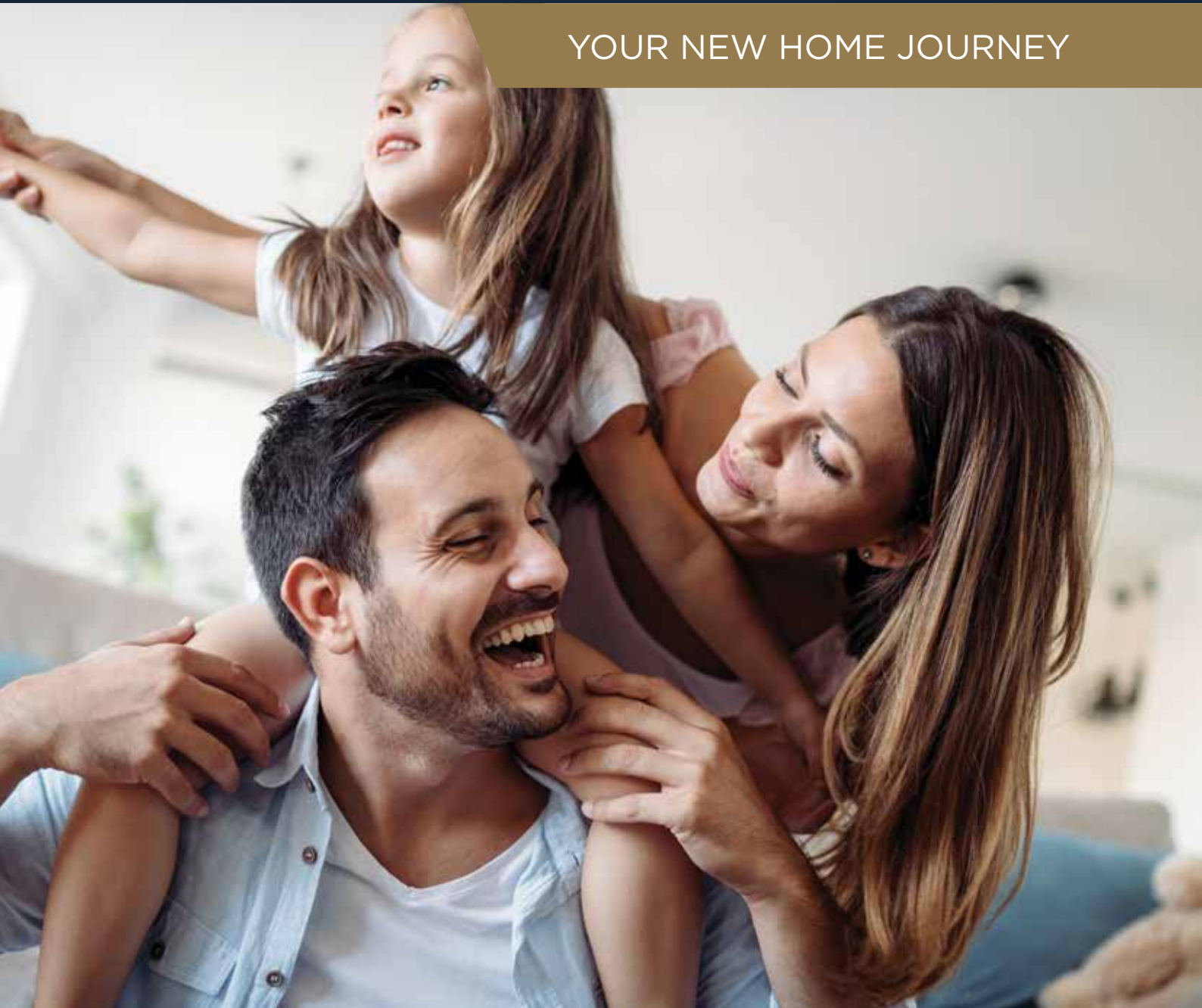




WISDOM

YOUR NEW HOME JOURNEY



Live your way

At Wisdom Homes, we believe that building a home should be an enjoyable & stress free experience.

From your first meeting to turning the key of your new home, our team of expert construction and design specialists are on hand for every decision, big or small, to help create your dream home.

This guide will help you understand the process of building your new Wisdom home, explaining what each step involves along your journey.

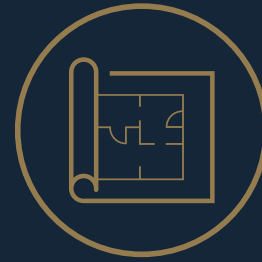


Our process



Step 1

Choose design, select options



The journey starts here

Whether you have a clear vision or a blank canvas, the first step on the journey to your new home starts here. Browse our design range online by visiting wisdomhomes.com.au or, visit one of our stunning display centres to experience everything a Wisdom home has to offer.

Enjoy a personalised walk-through of our homes on display with one of our expert Sales Consultants.

With the ability to tailor your chosen Wisdom Homes design, you can create your very own customised home with the help of your Wisdom Homes Sales Consultant.

Receiving an estimated cost

To receive an initial estimate to build your chosen design, we will ask you to provide the details of your land. This could be in the form of a developer disclosure plan, sales plan, estate guideline or the contract of the purchase. If you do not have these records available, your Sales Consultant will help you source the information.

Once the land details have been received, your Sales Consultant will begin to check that your selected home design meets the requirements of your land, the developer, council and more. Once the compliance has been checked and approved, an obligation free design interview will take place to finalise the estimated cost of your selected home.

Securing your home

Once you have received the estimated cost of your selected home design, and are happy to proceed a non-refundable deposit is required to secure the current listed base house price and promotional offer (If applicable).

\$1,500 for Greenfield builds
\$2,000 for a Knock Down Rebuild

Once the deposit payment has been received, Wisdom Homes will begin the process of finalising the fixed price. As part of this process, Wisdom Homes will order a contour survey and soil testing of your land which will be factored into the final price. Wisdom Homes will also draft your contract plans and prepare the tender document. The tender document includes an outline of the detailed costings of your home and any additional costs associated with building on your land.

Your Next Appointment; Tender and Contract Presentation Meeting

A member of our team will be in touch to confirm your booking for your tender acceptance and contract presentation meeting. During this meeting, an experienced Tender Consultant will discuss your tender document which includes the fixed cost to build your home and a detailed breakdown of this cost.

Step 2

Your tender, plan presentation and home building contract



Bringing it all together

This is when your new home dream starts to become a reality. Each aspect of the planning and estimating process and required payments for your project, are brought together for your review and acceptance at this meeting. The Tender incorporates all the selections you've made so far including any façade upgrades, variations, site costs, house siting, floor plans and elevations.

As there's a lot to review, please allow approximately two hours for this meeting, which will take place at the Wisdom Homes Gregory Hills Head Office, appointments are available Monday to Friday during office hours.

Tender acceptance

Upon acceptance of your Wisdom Tender, a non-refundable deposit of \$5,000 is required in order to prepare the Home Building Contract.

Your new home contract

Before your Tender and Contract Acceptance Meeting, you will receive a copy of our Standard Building Contract. Please take the time to review this and ask any questions before your Contract signing. We advise all our clients that they are responsible for seeking their own independent legal advice.

Your Tender and Contract Presenter will schedule the Contract signing and payment, which in most cases can be combined with your Tender Acceptance Meeting at Wisdom Homes' Head Office.

At this meeting, you'll be given your personalised New Home Building Contract. Please make sure that each person listed on the Contract is at this meeting to sign the Contract documentation. Upon signing your Building Contract, you'll be required to pay a balance of 10% deposit, less the initial payment already made. From this point and beyond, no structural or façade changes are permitted to your build.



Manhattan 34

On display at HomeWorld, Marsden Park

Step 3

External and internal selections



Congratulations!

Congratulations! With the paperwork signed you can start thinking about turning your Wisdom house into a home.

Making it yours

Canvas Quarter is our dedicated, state-of-the-art interior and exterior design studio and the next step in your Wisdom home journey.

Once your Contract payment has been received, one of the Canvas Quarter team will contact you to schedule your selection appointments. The CQ showroom is located right next door to the Wisdom Homes Gregory Hills Head Office. Appointments are available Monday to Friday during office hours.

We've got your style

From the latest trends in contemporary interior design, to classic and traditional styling, your dedicated CQ Consultant will help you create

a stunning home. Our professional design consultants will help guide you through the selections for your whole home, creating a look that's personal, stylish and in harmony throughout every indoor and outdoor setting.

Your CQ appointment will include consultations for:

- Landscape design
- External selections
- Internal selections
- Tiles and flooring
- Electrical
- Kitchens and bathrooms
- Air conditioning
- Blinds and shutters
- Home security

These selections can take time, so please allow two days for these design consultations. Canvas Quarter studio hours are Monday to Friday, 9:00am-5:00pm by appointment.



Step 4

Building approvals and finance



Building approval process

Before starting the construction of your new home, there are a number of independent third parties that need to approve your build. These include:

- Land developer (where applicable)
- Council
- Principle Certifying Authority
- Structural Engineers
- Hydraulic Engineers (where applicable)
- BASIX – Energy and Thermal Assessment
- Sydney Water
- Power and Gas connection
- Bushfire (where applicable)
- Acoustics (where applicable)

Regarding KDR: The Owner is responsible for all demolition works including Demolition Approval and disconnection of existing utilities and services. Client must provide Wisdom with a copy of the Demolition Approval.

Wisdom Homes will coordinate all of these approvals on your behalf.

The approval process will be either a Development Application (DA) with the local

council or Complying Development Certificate (CDC), subject to your home design and your land.

Getting ready to start

Before we can start on site, you will need to provide the following:

- Finance Approval in the form of an Unconditional Letter of Authority to Commence Construction.
- Written confirmation from your finance provider that funds are ready to be released for construction progress payments.
- Council bonds paid if applicable.

To avoid any delays, please make sure your land is clear of rubbish and debris ready for construction and that Wisdom Homes have all the essential signed paperwork.

The big day

Well done! All your planning and preparation has led to today, when the first earth is turned and construction on your home begins.



Building your new home



The construction process

With building now underway, the Wisdom Homes Construction Team expertly coordinates every trade involved in the build process ensuring a timely, professional and quality construction.

We've outlined here of some of things that take place during the construction process but please feel free to ask your Site Supervisor or CSR any questions.

STAGE 1 Site start & slab pour

Your Construction Supervisor will call to introduce themselves at the start of construction. They'll be on hand to give you weekly construction updates throughout the build. Your block of land will be prepared and made ready to build on. Temporary fencing will be installed, site excavation will take place with foundation piling and internal drainage undertaken. This stage is complete once the concrete slab has been poured.

STAGE 2 Frame & trusses

This is when you start to see your home actually go up. The walls are marked out in accordance with your final plan and the construction of all walls, window and doorframes and roof trusses takes place.

STAGE 3 Brickwork

At this stage, your selected bricks are installed. When the external materials of cladding and roofing are complete, your Construction Supervisor will organise a site meeting to review all the internal/external elements of your new home, including positions of electrical, plumbing and air-conditioning points.

STAGE 4 Plasterboard

Once your plasterboard is up, all the selections you made at your CQ consultation will be installed and the inside of your home will really take shape. This stage includes the installation of your kitchen, bathrooms, stairs, wall and floor tiling and flooring, bringing colour and life to your dream home.

STAGE 5 Practical Completion Inspection (PCI)

Our Quality Assurance team and Area Construction Manager will inspect your home to ensure that every aspect of your new home satisfies our high construction standards. You'll then undertake a detailed walk-through with your Construction Supervisor on site giving you the chance to inspect your new home and go through all its features and functions. You'll receive your final account and your bank valuation will be completed.

STAGE 6 Settlement

Once all the items of the Building Contract are satisfied and complete and the final funds are received, we'll hand over the keys to your new home at our Head Office.

Wisdom Homes has a proud reputation for building beautiful homes of the highest quality. During each stage of planning and construction we deliver on our promise through our quality assurance program. You are guaranteed:

- Site Supervisors conduct weekly site inspections.
- Detailed quality audits by our Area Construction Manager prior to plasterboard stage and Practical Completion.
- Inspections with your Quality Assurance Team.
- Client inspections at Practical Completion and Settlement. You can also schedule additional site visits during the build in conjunction with your Site Supervisor.



Congratulations! Your brand new Wisdom home is complete and ready for you to move in.

Settlement and after care



Now you're in! Enjoying life in your new home comes with the peace of mind of the Wisdom Homes' After Care Program, because we stand by our quality commitment to you.

In your Settlement Pack, you'll be given a maintenance list which you can submit to our team 90 days after Practical Completion for routine maintenance and any adjustments that have occurred due to Settlement. Our Maintenance Team will then contact you to arrange a time to inspect and rectify anything that's come to light.

For your added assurance, if you have any home emergencies or urgent queries, our hotline operates 24 hours a day, seven days a week, 365 days a year.

Our Guarantees

The confidence we have in our work, our team and our process is reflected in the comprehensive guarantees and support Wisdom Homes offers.

As a recognised leader of quality built homes in Sydney, we are proud to offer a 25 Year Structural Guarantee on your home. This 25 Year Structural Guarantee is a special warranty that applies to homes under contract, which have signed after 1st January 2018, and demonstrates our commitment to giving you peace of mind, knowing that you have made the right decision in choosing a WISDOM home.

This warranty will protect your home from structural defects for 25 years after the date of your Practical Completion inspection. It covers the foundation systems, concrete or strip footings, load-bearing brickwork, structural timbers and steel in-wall, or roof framing. For further information please visit our website.

NOTE: This special 25 Year Structural Guarantee is offered to customers of WISDOM Properties Group on all contracts signed after 1 January 2018 and is not transferable to future owners of the property.



25 Year Structural Guarantee



90 Day Aftercare Maintenance



3 Quality Build Inspections



24/7 Maintenance Emergency Care



20 Years Industry Experience

T 1300 855 775
E maintenance@wisdomhomes.com.au





Display Centre Locations

NORTH WEST

HomeWorld, Marsden Park

2-4 Donald Street
Marsden Park NSW 2765

On Display

Washington 33
Manhattan 34

HomeWorld, Box Hill

32-34 Noah Street
Box Hill NSW 2765

On Display

Ambassador 33
Aspiration 36
Majestic 38
Manhattan 56 - Nanny (Manor Collection)
Atelier 2 - Granny Flat

SOUTH WEST

Oran Park Estate

54 Webber Loop
Oran Park NSW 2570

On Display

Ambassador 41 Atrium
Impression 32
Majestic 40
Manhattan 44 Ensuite
Monte Carlo 40 Ensuite

Willowdale Estate

97 Jamboree Avenue
Leppington NSW 2179

On Display

Aspiration 31
Manhattan 39 Ensuite

ILLAWARRA

Calderwood Estate

11 Harvest Way
Calderwood NSW 2527

On Display

Inspiration 32

Wongawilli

11 Whistler Street
Wongawilli NSW 2530

On Display

Cornerstone 33



Head Office

17-19 Central Hills Drive, Gregory Hills NSW 2557

Phone 1300 855 775

www.wisdomhomes.com.au

