

BUYING A PROPERTY OFF THE PLAN



WHAT DOES BUYING OFF THE PLAN MEAN?



Purchasing a property off the plan involves acquiring a property that is either yet to be constructed or is currently in the process of being built. Your decision to buy is made primarily based on the architectural plans and designs, rather than the final, completed structure.

PROCESS OF BUYING A PROPERTY OFF THE PLAN



1. Find a Suitable Project

Once you have found a development or specific property that matches your property requirements and is within your budget the process for buying off the plan begins.

2. Understand the Contract

Signing a contract can typically feel like a big deal and that you are locked in, this is not the case with purchasing off the plan. Signing a contract means the specific property is “reserved” for you and is off the market to other buyers for the next 2 weeks. Once you have signed a contract, you get 2 weeks to do your due diligence on the property and to arrange finance. This period is used to negotiate and agree on important things such as price, sunset dates and any variations. Your lawyer and broker are heavily involved during this process, once your conditions have been satisfied the contract is declared unconditional.

3. Payment Methods

Da-Silva Builders properties are all turnkey, meaning buyers can secure the property for a 5-10% deposit. Once the contract is declared unconditional, the deposit is paid and there is no further payment required until your mortgage is drawn down on settlement day.

4. Final Inspections & Settlement Day

Once the build is completed, you will get the opportunity to inspect the property and ensure you are totally satisfied with the completed property and that it correctly reflects the plans in the contract. The property will then be handed over to you, your mortgage will kick in and you are a new homeowner!

WHY YOU SHOULD PURCHASE A PROPERTY OFF THE PLAN!

- A price increase from signing the contract to settling on the property is likely.
- Smaller deposit required.
- Ability to customize in some situations.
- Better value for your company.
- 10-year Master Builder Guarantee.
- Healthy homes approved.
- Fixed price.
- More time to save while the house is getting built.

NEW BUILD PROPERTY	EXISTING PROPERTY
5-10% deposit required	Over 10% deposit required
Tax deductible	Not tax deductible
5-year Brightline	10-year Brightline
New, modern design	Old, outdated, need renovating
12-month timeframe	Move in straight away

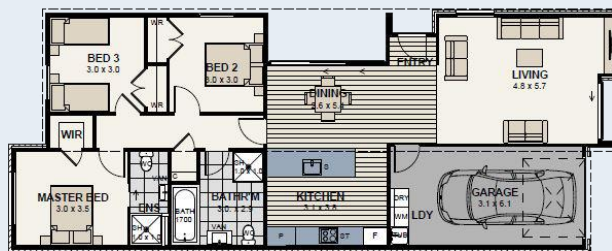


FLOOR PLAN & ELEVATION BREAKDOWN



Floor Plan

A floor plan is a detailed, scaled drawing of a specific floor of a building. It provides a bird's-eye view of the space, showing the layout and arrangement of rooms, walls, doors, windows, and other architectural features. Floor plans are used to visually represent the spatial organization and dimensions of a building before it is completed.



Elevations

An exterior elevation, is a detailed architectural drawing that provides a vertical view of one side of a building, showing the external materials, colours, and architectural design. It is a two-dimensional representation of what the building's exterior will look like when viewed from a specific angle, usually from the front, side, or rear.

It can be hard to visualise the finish product, so to make this easier we have a show home for each of our property typologies. Our buyers can visit these properties to make more informed decisions when purchasing off the plans.

TYPES OF PROPERTIES



Free-standing

Completely detached homes, with space between the neighbouring properties. These properties usually sit on slightly bigger sections.

Duplex

Duplex properties are two homes, side-by-side which are joined by an inter-tenancy wall. The properties have their own access and backyards.

Terrace Houses

Houses built in a uniform style, attached with an intertenancy wall. The properties have their own access and backyards. This property type is typically 2 or 3 storey and popular in city centres or popular areas.

Apartments

An apartment is a self-contained unit within a larger building or complex. Apartments are a common form of housing in urban and suburban areas.

DEFINITIONS

Sunset date

A sunset date is the last possible date for the developer to fulfil the obligations of the construction / development process. A typical time period for a sunset date is 12 months after the build is expected to be completed.

Turn-key

A turnkey property is a finished property, ready for you to move into. All you need to do, is simply turn the key.

Unconditional

Your conditions have all been satisfied and you are happy with property. You pay the deposit, and the property is sold to you, now you just have to wait for settlement day!

Settlement date

Settlement Day is the day you pay the balance of the purchase price, and the property becomes yours.

Due diligence

A legal term for doing your homework on the property, covering everything from finance, legal, building and more.

Pre-approval

A pre-approval is a document from a bank or lender, stating that they are willing to lend you a certain amount. This amount becomes your mortgage once you have settled on the property.

