

POS Construction

14 Step Process



STEP 1: Complete an Expression of interest via the Property on Sale website

STEP 2: Property on Sale will contact you within 24 hours to introduce ourselves and to arrange a suitable time to discuss your future requirements with Property On Sale or one of our accredited Agents.

STEP 3: Meet with Property on Sale or one of our Accredited Agents to discuss your upcoming property purchase and to determine your ability to obtain finance in Australia to assist with your purchase.

STEP 4: Property on Sale will assist you in seeking preapproval for the funding required to complete your new purchase.

STEP 5: Property on Sale will work with you to select a House & Land package in the suburb of your choice.

STEP 6: Reserve property with \$1000 holding deposit. Property on Sale will organise for the appropriate land and building contracts to be delivered to you.

STEP 7: Sign contract of sale for the purchase of the vacant land and pay to Property on Sale the balance of 10% deposit due on the vacant land. Property on Sale will provide you a full written receipt for your deposit paid on the vacant land, and will forward the deposit paid on the Land onto the final beneficiary on your behalf.

STEP 8: Sign the fixed price building contract for the home and pay 5% deposit to the Builder under the fixed price building contract. Property on Sale will provide you with a full written receipt for the 5% deposit paid to the Builder and will deposit the cheque, made payable to the Builder, into the builder's bank account.

STEP 9: Land settlement occurs and the vacant land transfers into the new purchaser's name

STEP 10: Construction commences with Builder, Builders 13 step process commences as outlined on the Property on Sale website, under the About Us tab.

STEP 11: Construction of the property occurs over the five stages, as outlined in the fixed price building contract, this includes:

- Slab
- Frame
- Lock Up
- Fixing
- Completion/Handover

STEP 12: POS will provide you with the details of our Licensed Property Manager and will work with the Property Manager, during construction, to find a suitable Tenant for your new investment property. The Property Manager will run through a stringent application process to ensure that a suitable Tenant can be sourced. At your discretion, you will be provided with a copy of the Tenants application forms and will have input into selecting your new Tenant. Your Property Manager will be advised on the estimated date of completion and Property on Sale will work with the Property Manager to arrange for your new tenant to move into your new property upon completion.

STEP 13: Upon completion, Property on Sale will arrange for the collection of your house keys and will provide your keys to your Property Manager, to be passed onto your new Tenant(s).

STEP 14: Your monthly rental statement will be provided directly to you, along with regular updates from your Property Manager in respect of the ongoing Lease on your Property.