

Guide to Building a Home Through BuildDirect Marketplace

1. Learn & Prepare

BuildDirect explains homes, prices, process, and payments.



2. Speak to Finance

Confirm borrowing capacity before reserving.



3. Reserve Online

Pay initial reservation fees and provide your **solicitor/conveyancer details**.



4. Builder Contact

Builder contacts you to continue in person or digitally.



5. Exchange & Tender Signing

About **2 weeks after initial fees**, you exchange the **land contract**, sign the **plans and tender**, and pay **5% toward the land and 5% toward the home**. The **building contract is NOT signed at this stage**.



6. Approvals & Colour Selections

Approvals are submitted while you complete colour and design selections. Selections must be finished before the building contract can be prepared.



7. Building Contract & Proof of Funds

After approvals and selections, you sign the construction contract. **Proof of funds or finance approval must be sighted** before site start. Site start typically occurs **2–3 weeks after contract signing**.



8. Construction Begins

Home is built in stages with inspections and progress payments. **Single-storey homes average around 6 months**, and **double-storey homes around 8 months**. Smaller homes may be completed sooner, while larger or more complex homes may take longer.



9. Handover

Receive keys and enjoy your new home. A maintenance period follows.

How Payments Work During Construction

Payments are made step-by-step as your home is built. Your bank releases funds after each inspected stage.

5% Deposit Structure (Most Common)	10% Deposit Structure
Deposit – 5%	Deposit – 10%
Base – 15%	Base – 15%
Frame – 20%	Frame – 20%
Lock-Up – 25%	Lock-Up – 25%
Fixing – 25%	Fixing – 20%
Completion – 10%	Completion – 10%

Please note: This is a general guide to the build process. The process may vary slightly between builders, however this provides a clear overall view of what to expect throughout your building journey.