



The building process



MERIDIAN HOMES

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building process

SELECTION PROCESS

STEP ONE - New Home Selection

Welcome to your new home journey



Meet with your sales consultant to view our display homes, select a house plan, check inclusions, get preliminary sitings



If you have bought your own land, provide us with your Contract of Sale of Land and copy of subdivision plan



Your Sales Consultant will present you with a new house estimate for your chosen design



Pay an initial fee of \$2000 to allocate yourself a spot on our build pipeline, lock in your house price and promo offer

Have you got your finances ready for your the next step? Now is a great time to meet with your financial institution

STEP TWO - New Home Tender Process

This is where we organise your concept plan and tender proposal



We complete concept plans, prepare your new home tender and ensure all inclusions and variations have been factored in



Your sales consultant will present you with your New Home Tender



From here we wait until you're completely satisfied with your New Home Tender details and provide us with your approval to move onto the next step

The building process should be simple; that's why at Meridian Homes we have broken it down into a guide that will help you understand the steps towards building your dream home

STEP THREE - Contract

Now we start formally preparing your details to build your new home



We prepare your Design & Planning Agreement and your HIA Building Agreement



You will be sent your contract, it is best to sign and return this back to Meridian Homes within 7 days



A Design and Planning Fee is due equal to 5% of the contract value. The tender fee you previously paid goes towards the amount.

*Waiting for your land to register?
Don't forget to let us know if your land
registration date changes*

***Congratulations on your purchase of
your brand new Meridian Home!***

DESIGN & PRE-CONSTRUCTION

STEP FOUR - Design & Pre-Construction

As soon as your land is registered we can begin the process towards building your new home



We will need you to provide us with the 88b instrument; pre-approval for finance or proof of funds availability



Your file is then handed over to our pre-construction team who will organise the required documents which include:

1. Contour Survey
2. Soil Test
3. Relevant Engineering Details
4. Working Construction Drawings



The pre-construction team now prepare for building approvals from the relevant local authority



You provide us with the Letter of Commencement from your financial provider

CONSTRUCTION

STEP FIVE - Colour Selection

Visit the Meridian Colour Studio and create your dream home



You will be invited into our Meridian Colour Studio and create your new home with our large selection of tiles, bricks, paints and much more. Typically a colour selection can take at least 2 hours to decide so please make sure you pick a day where you are free

Want to make changes to your home? You can discuss this with your Meridian Colour Consultant who can guide you

STEP SIX - Construction Start

We are ready to begin the construction of your new home



We notify you that your construction has now begun and our dedicated Site Supervisor will contact you to introduce themselves

STEP SEVEN - Slab Stage

The first major milestone of your home



Your land is levelled with an excavator in preparation of your concrete slab being poured



Siteworks begin including peg out, piercing, concrete slab is poured and drop edge beams



A balance of 20% of your contract amount is due



CONSTRUCTION

STEP EIGHT - Frame Stage

This is where you'll begin to see your home coming to life



Our carpenters will construct the wall frames and erect the roof trusses



A balance of 25% of your contract amount is due

STEP NINE - Bricks & Roof Stage

Your frames become a home



Bricks will get laid and roof gets tiled



A balance of 20% of your contract amount is due

STEP TEN - Rough In Stage

The interior of your home starts to come together



Plumbing pipes + drainage is installed



Electrical pre wiring is completed for the positioning of lights and power points



Insulation is installed in walls and ceilings, plaster is put onto internal walls and ceilings along



A balance of 15% of your contract amount is due

STEP ELEVEN - Kitchen & Tiling Install

This is one of the final stages for the home



Skirting, architraves and internal doors are installed, cabinetry to the kitchen is installed



Tiling begins in wet areas and other applicable areas are laid and painting is completed in the rest of the home



A balance of 10% of your contract amount is due

STEP TWELVE - Finalising External and Internal Construction

The home is almost ready and the inside and outside is completed as per your building agreement



Driveways, rainwater tank (if applicable), Landscaping and fencing (if applicable) and PC items are installed

HANDOVER

STEP THIRTEEN - Final Inspection/ Practical Completion

Your home is ready for you to inspect



Your site supervisor will take you through your new home to ensure everything is as you expected, at this point your home is deemed practically complete

STEP THIRTEEN - Handover

The site supervisor will organise a time to meet you at your new home to go over the final handover



Final payment of 5% of your contract amount is due before your home is ready for handover



Appliances are installed into your kitchen to ensure they are in pristine condition



Your site supervisor will meet with you and handover all keys to your new home, they will also discuss anything you'd like to know about your new home and ensure you have everything you need to move in

*Want to share your Meridian Home experience?
Leave feedback on our google reviews to share
your experience with other customers!*

WARRANTY

STEP FOURTEEN - Defect Liability

While moving into your new home check around the home for any minor defects, if you do find something we suggest you contact us to take further steps



Take a photo with a detail description and location of the defect and email it to our maintenance team



You'll receive a response within the next business day



A site supervisor will go out and inspect the defect and see if it can be repaired on the day



Our contractor will contact you to organise a time to come out to the house and fix works as required

*You are entitled to 2 other warranty periods;
6 years for major defects
+ 2 years in any other case*



build with confidence

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