



Disability Homes Investments

Strong Yields with the Power to Change Lives

The Buying Process

The following is to give you a clear direction on how the process works once you have lodged an Expression of Interest.

1. Expression of interest:

The expression of Interest is completed as a first step in the process. It allows us to prepare a land contract & a build contract. At this stage a \$2,000 deposit is placed in the trust account of NDISP. This makes up part of their overall fees for the build contract & planning process, which is all included in the build contract price.

An additional deposit will be payable on the land contract. This differs as per negotiations on the land on a case by case basis. Generally it's a \$5,000 deposit payable at land contract signing.

2. Contract stage

Once we have identified the land, a **land contract** is issued.

The **build contract** will follow within a few weeks. Contracts are issued to your lawyer. Let me know if you need a referral to a lawyer who understands NDIS SDA.

3. Our fees & Consultancy agreement. Outlined for full transparency.

Some of our services & fees are invoiced separately, while some are included in the land & build contract price. Details below explain in further depth.

Note: All fees make up part of the price on the Expression of Interest. **They are not on top of your expression of interest price.**

A. Buyer's agent fee = 5.5% (Inc GST) of the land value. Payable at land settlement to Disability Homes Investments. This may be included in the land contract price in cases where the land is owned by the builder. In other cases it will be the land contract price plus a form 6 outlining our buyer's agent fee which equals the land price on the expression of interest.

B. \$40,000 plus GST (Included in build contract price) is paid to NDISP by the builder in 3 stages for the following services.

1. Assessment of Land by Town Planner;
2. Acquisition/Identification of Site and Location as Suitable;
3. Consulting on Building Type, Design Category etc.;
4. Approval of Plans by LHA Assessor;
5. Approval of Plans by NDISP to SDAPA Gold Standard;
6. Payment for Intellectual Property for Plans from Designer (standard plans for houses/ standalone units);
7. Working with the Developer's Designer/Architect (units in complex);
8. Organising Plans to Engineer, Certifier to BA Level (houses/standalone units);
9. Liaising with Engineer & Other Professional (units in complex);
10. Obtaining Quote for Builder (houses/standalone units);
11. Liaising with Builder (units in complex);
12. Obtaining Quote for Electrical, Solar & Automation;
13. Inspection and Quality Control Throughout Build;
14. Inspections by LHA Assessor;
15. Identification of suitable Supported Independent Living (SIL) provider;
16. Tenant Identification, Evaluation and Matching (NFP's charge \$10k for this alone);
17. Enrolment of Dwelling with NDIA;
18. Initial Programming of Home Automation for Tenant, SIL & Other Service Providers;

Land contract needs to be signed ASAP & deposit paid.

Build contracts need to be signed & returned within 7 days. They do not contain a finance clause.

Conditions & Deposits

Land contract, Generally a \$5,000 deposit is required at signing of the land contract, or as negotiated with the vendor. 14 days subject to seeing the build contract. Settlement is generally 30 days.

Build contract. 5% is required on signing & the schedule below follows after land settlement & the build begins.

Stage	Percent	Amount
Deposit	5.00%	\$
Base	15.00%	\$
Frame	20.00%	\$
Enclosed	25.00%	\$
Fixing	20.00%	\$
Practical Completion	15.00%	\$
Total	100.00%	\$

Build Cost

1. Standard Choice 3H design 3 bed plus carer is \$550,000 - \$600,000

Note: The build price is dependant on the following

1. Design to suit land shape.
2. Materials delivery for certain locations
3. Water tank, pump & concrete pad, required by some councils

Note: In cases where the builder owns the land, they have conducted soil tests & priced fencing.

In cases where the land owner is not the builder, we have allowed an amount in the build price, subject to soil test (Slab), plus landscaping & fencing cost, as some lots have existing fencing & others do not. If soil test is favourable & there is existing fencing, your build cost may decrease.

Please Note: This process sometimes has its challenges & can be a difficult process. You the investor are acting as the developer under our guidance. We will always be transparent & honest