

Evoke Homes

by Vogue



Home & Land Guide



Hello and welcome to **Evoke Homes by Vogue**.
Firstly, we want to say thank you for considering
Vogue Homes for your Home & Land Package.

We excited to be a part of your journey and
we look forward to being a part of your story.





Benefits of buying

Home & Land Package

1

Lower Stamp Duty

When you purchase a home and land package, you only pay stamp duty on the land component.

Unlike a spec home or purchasing an existing property so you can knock it down and rebuild it; you are paying a far smaller amount in your stamp duty tax which is always better for your pocket.

2

a TurnKey Home

Lots of builders who offer home and land packages do not provide everything you need to move in and worse, they don't provide fixed pricing.

When you are purchasing a home and land package, you want to know clearly what is included and more importantly, what is NOT included.

Our home and land packages include stone benchtops to kitchen, driveway, floor coverings, flyscreens, turf, mail box, clothesline, blinds, light fixtures, and much much more...

3

Fixed Price Package

One fantastic benefit to purchasing a home and land package with Vogue Homes is that the price is fixed. Unless you add some optional upgrades or make changes, the price is stated upfront and you are clear about all of your costs with no more to pay.

4

access to the Best Blocks

Usually when a there is a new release, we get first right on which blocks of land we want before the public even gets the chance. This means that we have exclusive access to some of the best available blocks for you to choose from. So buying a home and land package will provide you with better land choices that you would otherwise not be able to purchase on your own.

5

lower Overall Costs

Because you are purchasing a home and land package, you get some good discounts and value for your dollars.

Having a complete package can also save you time that you can spend with your family instead of looking up tradies to do your landscape...

The benefit of purchasing a home and land with Vogue Homes is that we have done all of the thinking work for you. Because of our experience, we know what you need on your new place and we have put it all together for you.

This is very beneficial and cost effective as building a new home can be very complex and thinking of everything without any experience can prove very difficult if not costly for you.

6

builder's price Land Savings

Because of the volumes that we do, Vogue Homes is able to get some substantial discounts on land prices that we are then able to pass on to you direct as our valued client. In some developments, we get as much as \$40,000 off the land prices which gets passed right through to you.

From the team at Vogue Homes, we very much look forward to building your next home.

Regards,
Vogue Homes



The 5 Simple Steps

to buying your Home & Land Package

1 | Secure your Package

Pay an initial fee of \$_____,_____ to the nominated bank account(s).



2 | Expression of Interest

Complete and send the expression of interest (EOI) form to homeandland@vogue-homes.com.au .

3 | Review Documents

Vogue Homes will obtain, prepare and send all necessary documents to you, solicitors and all relevant parties.



5 | Land Agreement

Sign the land sale, pay _____% and exchange direct with the developer less the initial fee paid.



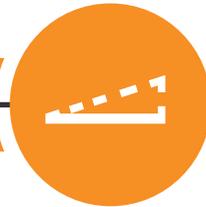
4 | Building Agreement

Sign the home building agreement, tender, plans and pay _____% of the home price to the builder less the initial fee paid.



What happens after I sign my new Home and Land Agreements?

STAGE 1



Land Settlement

Once you exchange on your land, the next logical step is to settle on your land. If your land is not registered, then settlement will happen once it's registered. Please keep in touch direct with your solicitors and developers for updates. While we will continuously check with your developer re registration dates, it would always be beneficial that you check and keep us posted re progress.

We will also do the same.

STAGE 2



Pre Construction

At this stage, there will be two major moving parts happening at the same time

1

Colour Selections

You have **two** options:

- A.** select from our customised colour selection themes that our qualified consultants have already put together.
- B.** alternatively, you can go through our colour selection studio instead of selecting the pre-customised colour selection themes.

Your home will be individualised in areas such as;

Electrical, Stairs, Flooring, Interior , Exterior, Kitchen, Bathrooms

2

CDC / DA & CC Approvals

While your selections are being made; we are busy in the background obtaining your home approvals. This is where we get our engineers, surveyors, certifiers and construction team involved to make sure that we obtain your home approvals as soon as possible.

What happens after I sign my new Home and Land Agreements?

STAGE 3



Formal Loan Approvals

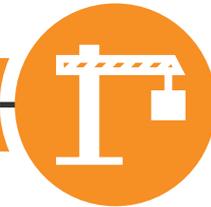
Now that you have your final selections and approved home plans, it's time to obtain your final home loan approval from the bank.

If you need any additional paperwork or your bank have specific requirements, please tell us and we will be more than happy to help!

If you don't have a mortgage broker, we have a strong network of lenders and brokers that we can refer you to.

Please ask our team for more information

STAGE 4



Construction

By this stage, all of your stars are aligned and we are ready to build your brand new home. This process will vary and depends on whether we are building a single, double or duplex. Other factors are also taken into consideration depending on your location, site access, etc...

Regardless, our goal is to build your home efficiently without taking any shortcuts. The faster we build it, the happier you are and the better it is for us! Ask our team for more information on the specific duration for your new home build. This stage has a number of steps that we will take to build your brand new home

1
Site Start

2
Slab

3
Frame

4
External Lining
and Roof

5
Fitout

6
Practical
Completion

What happens after I sign my new Home and Land Agreements?

STAGE 5



Handover

The most exciting step in the whole journey; getting the keys to your brand new home. We will book a meeting with you to take you through the home and give you the keys to your quality new home.

An Award Winning Builder



FINALIST 2019
HIA NSW Region
Kitchen in a
Display Home



WINNER 2019
HIA NSW Region
Bathroom in a
Display Home



FINALIST 2019
HIA NSW Region
Medium Kitchen
10 sqm to 20 sqm





**HEMOWORLD LEPPINGTON
DISPLAY HOMES**

25 & 27 Coral Circuit, Emerald
Hills, Leppington (Homeworld)



**ORAN PARK
DISPLAY HOME**

40 Webber Loop,
Oran Park 2570



**EDMONDSON PARK/VILLAGE
SQUARE DISPLAY HOMES**

20 & 22 Clement Road, Village
Square, Edmondson Park 2174

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