



Build With Us

— New Estates —





Crafted with care, built with integrity, delivered with pride.

We believe building your dream home should be as enjoyable as living in it — and it starts with knowing what to expect. At JBM Homes from the first conversation to the final handover, we're with you all the way and beyond.

Our focus is on honesty, transparency, and support, so you always feel confident at every stage of the journey.

This guide will walk you through the process step by step — from the very first conversation to the finishing touches on your new home.

With JBM Homes, you're not just building a house. You're building your future, with a partner you can trust.



Stage One

Initial Consulting

We begin with a personal consultation to get to know you – your lifestyle, your needs, your budget, and your vision for your new home. Whether you already have land chosen or need help finding the perfect lot, we'll guide you through the options and make sure your very first step is clear and confident.

Design Introductory Session

After your initial consultation, we'll invite you to sit with our consultants for an inspiring introduction to the possibilities for your new home. Here, you'll explore a wide range of finishes, fixtures, and design features – from flooring and cabinetry to lighting, appliances, and more.

Our experienced design consultants will guide you through each choice, helping you match styles, colors, and materials to your vision and budget. This session is all about sparking ideas, answering questions, and giving you the confidence to start shaping your dream home.

Finance Health Check

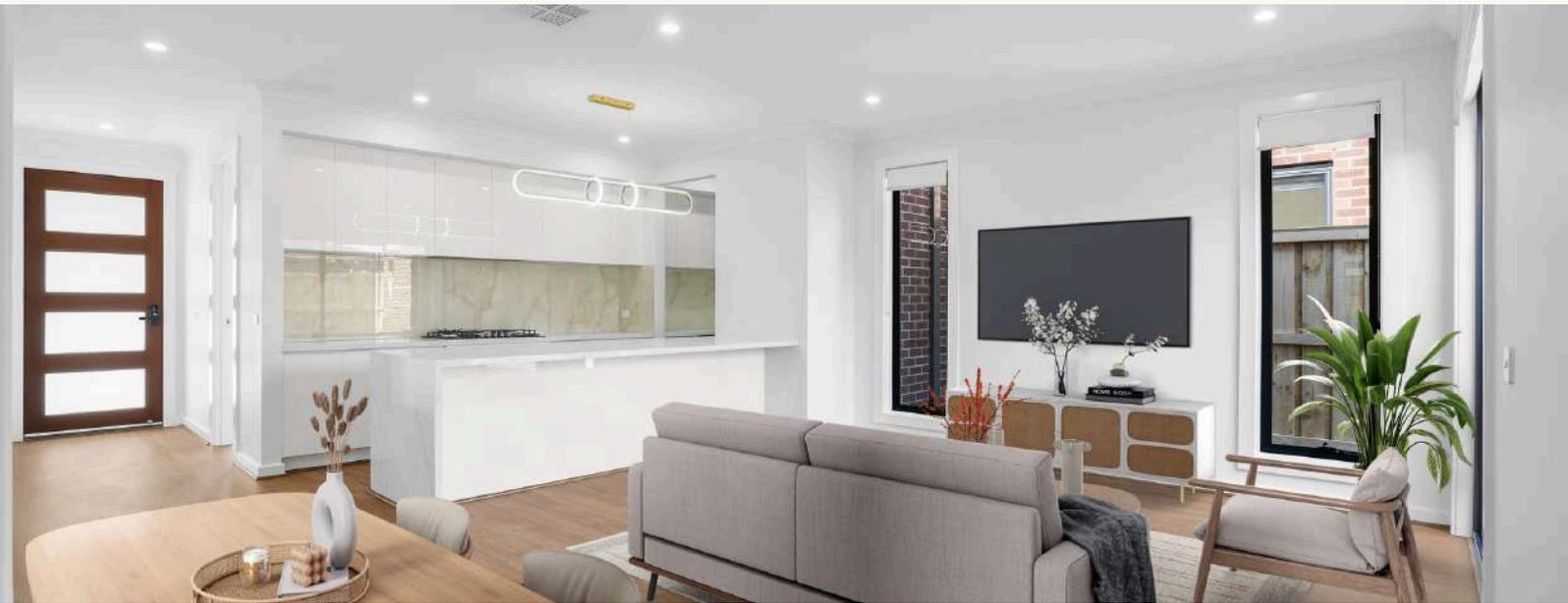
Before the building journey begins, we'll guide you through a Finance Health Check to ensure your budget is clear and realistic. This step helps confirm borrowing capacity, align home design choices with your finances, and avoid surprises along the way.

Our trusted finance partners (or your own lender) will help make sure everything is in place – giving you confidence to move forward with your new home.

JBM HOMES

We Build Dreams





Stage Two

Finalizing Paperwork

Your next appointment is dedicated to completing your sales paperwork. During this session, we'll walk you through the details of your contract, confirm inclusions, and answer any questions so you feel confident before moving forward.

Finance Confirmation

Before we can move forward with your contract signing, we'll need confirmation of finance. This can be provided through your mortgage broker, or your bank. Having this in place ensures we're fully ready to present costs and move confidently into the building stage of your new home.

We Build Dreams



stage Three

Bring Your Style to Life

This is where your home truly becomes yours. In our color and design selection session, you'll explore a wide range of finishes, fixtures, and palettes – from flooring and cabinetry to benchtops, tiles, and paint colors.

Our experienced design consultants will guide you through every choice, helping you balance style, function, and budget to create a home that reflects your personality and vision. It's one of the most exciting stages of the journey – where inspiration meets reality

- Allow approximately 4-5 hrs for this appointment.
- Ensure structural modifications are locked in with your New Home Consultant and your facade is selected before attending this appointment

Electrical Design Consultation

You'll also have the option to attend an Electrical Design Consultation, where you can customize your electrical plan to suit your lifestyle and preferences.

Design Consulting Hours

Monday to Friday: 9am - 4pm By appointment only.

Saturday & Sunday: 9am - 3:30pm Appointment Only.



Stage Four

Final Review & Sign-Off

This is a truly significant stage in your journey – the moment where all of your planning comes together for review and final sign-off. Your tender includes everything decided so far: facade, variations, color selections, preliminary site costs, site plan, and floorplan (as applicable).

At this appointment, you'll receive a complete, transparent overview of your new home, including costs and details. Once the contract is signed, no further changes can be made, ensuring clarity and certainty as we move forward.

Appointments are available Monday to Friday and are scheduled as full-day sessions for both single- and double-story homes to be attended in person.

Council Approvals & Reports

Once your tender is signed, we'll apply for any required council dispensations or town planning approvals (if title is released). Upfront payment is required for these applications, as well as for any necessary arborist reports.

Tender Deposit

When your tender is signed, a \$2,000 non-refundable deposit is required. This payment covers the preparation of your final contract documents and drawings, moving your home one step closer to reality.

Finance Pre-Approval

Don't forget to secure your lender pre-approval letter. If you need assistance, we can guide you through your construction loan options.

Stage Five

Your Contract Appointment

Congratulations – this is the moment your new home becomes official! You'll be presented with your tailored HIA New Home Contract, ready for signing by everyone listed. To secure your fixed site costs, the contract must be signed within 6 months of your first deposit. At this appointment, you'll pay the remaining balance of 5% (minus prior deposits) of your contract value. Every person listed in the contract must attend this appointment.

Getting Ready to Build

Now that the paperwork is complete, we'll finalize drawings, submit your energy assessment, and take care of council requirements. You're one step closer to construction.

Getting Set for Site Start

Before we break ground, a few final details need to be in place:

- a. Finance confirmation,
- b. Land ownership documentation, and
- c. Your building permit.
- d. For non-financed builds, we'll request a current bank statement.

Ensuring your land is clear and ready means we can begin construction without delays.



Stage Six

Where Vision Becomes Reality

This is the milestone where your dream home truly begins to take shape. Watching the first activity on your block is an inspiring moment – it's when all of your planning and preparation come together on site.

Before construction can begin, a few essentials must be in place: permits and approvals, proof of land ownership, details of any restrictions or covenants, finance confirmation, signed drawings, and compliance with all pre-site HIA contract requirements.

From this point forward, our focus is on precision, quality, and care. Alongside statutory building surveyor inspections at key stages, our supervisors conduct quality checks at six major milestones: pre-slab pour, post-slab pour, frame completion, lock-up, pre-paint/fix, and final completion. Your construction manager also carries out two additional reviews, and our independent Quality Assurance team completes further inspections at the pre-paint and final completion stages.

With these checks and safeguards in place, you can feel confident knowing your home is being built to the highest standard

Summary of progress payments

We require progress payments as per the standard HIA recommended payment schedule. There are six payments due, totalling 100%.

- Deposit: 5% (minus the initial deposits you have already paid)
- Base: 10%
- Frame: 15%
- Lock up: 35%
- Fix: 25%
- Completion: 10% (in addition to any variation done)

Client name: _____

Signature: _____

Date: _____

Client name: _____

Signature: _____

Date: _____

New Home Consultant: _____

Signature: _____

Date: _____

Stage Seven

Time to Build

Now the real excitement begins – our construction team steps in to bring your vision to life. We'll guide you through each stage of the process, so you know exactly what's happening at every milestone.

Foundation Stage

Your land is prepared for building with temporary fencing, site excavation, and installation of underground connections. This stage is completed once the concrete slab is poured, forming the base of your new home. At this milestone, a 10% progress payment is required.

Structure Stage

This is when your home really starts to come to life. All walls are marked out in accordance with your final drawings, and construction of wall, windows & door frames, and roof trusses begin. Frame stage is complete once the frame is completed, inspected, and approved by a qualified Building Surveyor. Upon completion of the frame stage, a 15% progress payment is due.

Lockup Stage

This milestone marks the point where your home can be safely secured. Brickwork, external cladding, roofing (excluding the garage), and insulation are installed. Temporary external doors may also be fitted to protect your home during the build. Once this stage is complete, a 35% progress payment is required.

Fixing Stage

This stage focuses on the interior of your home, where the details that make a house feel like a home are added. Plasterboard is installed to define each room, cabinetry and shelving are fitted, and internal doors, skirting boards, architraves, and stairs (where applicable) are placed. This is also the point where waterproofing begins in wet areas such as bathrooms and laundries. With these elements installed, you'll start to see your home's personality and design vision emerge. Upon completion of the fit-out stage, a 25% progress payment is due.

Final Fit-out

At this stage, the focus is on perfecting the interior of your home – where your chosen colors, finishes, and design elements come to life. Painting is completed throughout, and detailed works such as tiling, benchtop installation, and the fitting of shower screens, mirrors, and internal door hardware are carried out.

Our team also connects and completes all plumbing and electrical systems, ensuring your home is both functional and beautiful. By the end of this stage, your home looks and feels complete, with every detail in place and ready for the final inspection before handover.

Stage Seven

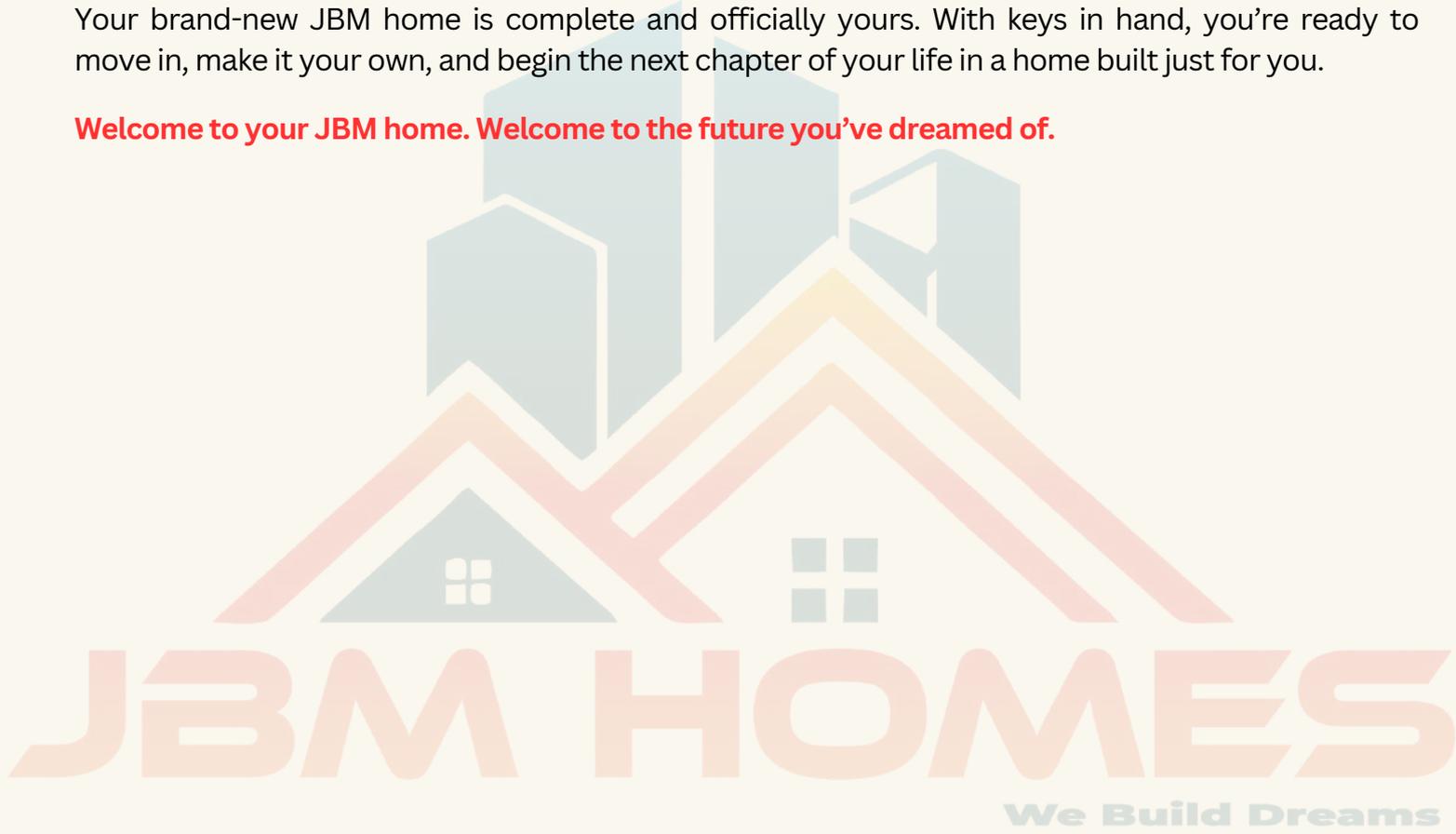
Final Walkthrough and Inspection

Your home is complete and ready for review. At this stage, you'll inspect your new home with a JBM representative, confirm everything meets your contract, and once your final payment is made, receive your keys.

Congratulations!

Your brand-new JBM home is complete and officially yours. With keys in hand, you're ready to move in, make it your own, and begin the next chapter of your life in a home built just for you.

Welcome to your JBM home. Welcome to the future you've dreamed of.



Stage Eight

Beyond the Build

We hope you've settled comfortably into your stunning new home and are enjoying the choices that make it uniquely yours. As part of our commitment to you, we offer a dedicated Home Assurance Program designed to support you from the day you move in.

Whether it's guidance, maintenance checks, or simply peace of mind, our team is here to ensure you feel confident and cared for in your new home. With JBM, the relationship doesn't end at handover – we're here whenever you need us.

Your comfort and confidence are our priority. Through our Home Support services, a dedicated team is on call to respond to urgent maintenance needs, ensuring seamless service at any hour.

Contact us on 0416471984 whenever you need assistance.

At JBM Homes, quality is never left to chance.

We carry out eight independent quality inspections throughout the build to ensure every detail meets our highest standards. To give you complete peace of mind, your new home is also backed by our guarantee – a promise of strength, safety, and long-term confidence.



step 1

New home walkthrough
Initial quotation will be provided
book your introductory design showroom tour

Provide JBM with a copy of your land documents, including contract of sale, Section 32 and Certificate of Title
initial deposit \$1,500 for titled and untitled land
Attend your introductory design showroom tour

step 2

order soil test survey(if needed)and preliminary council information
submit paperwork to head office
A JBM team member will call you to book in your interior Design Consultation, tender and Contract appointment and an optional Electrical Design Consultation

Finalize paperwork
2nd deposit \$500 for titled and untitled land
provide confirmation of finance

step 3

Begin preparation of initial drawings and tender document

Attend interior design consultation

step 4

Submit application for developer approval including dispensations of town planning

Attend tender appointment, \$2,000 payment due
Attend contract signing appointment, payment of 5% of total contract value due

step 5

Begin preparation of final drawings, including internal elevations, and contract documents
Engineering prepared

Attend optional Electrical Design Consultation, including current letter of offer
Provide written confirmation that funds are ready to be released

step 6

Submit for energy assessment
Submit application for building permit
Materials ordered & ready for construction

Confirm that land is ready and clear, and that pegs are in place

step 7

Construction of your new JBM home is under way

step 8

Address

6 blush street Mickleham 3064

T: 0401531984

T: 0416471984

E: admin@jbmhomes.com.au

W: jbmhomes.com.au

Home Assurance Department

T: 0401531984

T: 0416471984

E homeassurance@jbmhomes.com.au

Opening hours**Monday to Friday:**

9am – 4pm

By appointment only

