

PROVIDENCE

SOUTH RIPLEY

How to Buy

The Ready-Set-Go of buying in Providence

Whether you're planning to build your first, second or third home, it's an exciting time. Here we've outlined some helpful tips about buying land and building at Providence. Making the move to Providence is as easy as Ready, Set, Go.



PREPARING FOR NEW HOME OWNERSHIP

Getting ready means understanding your finances. Certainly now is a great time to borrow with interest rates at an all-time low. Understanding exactly how much you can afford to borrow is an important first step because it enables you to set your budget. Before you see your bank, credit union or home loan broker, prepare this list, which will make things quicker:

- Your income (yours and your spouse)
- Other loans (amount owing, repayment amounts)
- Savings you have on hand as a deposit and savings history for the past 6-months (with bank statements)
- Your assets
- Your general living expenses
- Your employment details (company details, duration of employment)

If you have an existing financial institution, then make an appointment to see the manager and take the above listed information with you. An alternative to consider a home loan broker who will shop around to get the best deal for you, with a solution tailored to your circumstances.

Other important considerations: Do you qualify for the up to \$20,000 Great Start Grant for Queensland first home owners? <https://greatstartgrant.osr.qld.gov.au>



CHOOSING YOUR DREAM HOME AND ADDRESS

With your budget set, you're set to go! The excitement begins as you can confidently choose your block of land and the home to suit. The two go hand in hand. You will need to choose a block with a frontage width that is suitable for the home design you are planning to build.

Things to consider are:

- The critical dimension of a block is the frontage width. Savings can be had by selecting a block that is not as deep – as well as the popular 32m deep blocks, Providence also has 28m deep blocks that will stretch your budget further. With so many parks at Providence, no matter what size block you choose you'll enjoy lots of green space.
- A 2-storey home can often enable you to buy a smaller block and still have a spacious home.
- Walk through all of the homes on display at Providence's Display Village. With 24 different homes on show it will give you a great feeling for the style of home that best suits your needs and personal style.

• Consider your options:

- 1 Purchase your land, then go looking for a home design to suit, or
- 2 Choose your home, then find a block to suit, or
- 3 Buy a 'House and Land Package'.

A great first step is to come into the Providence Sales Office. The helpful staff will give you an overview of your options, listen to your needs and help you find a location and home that's tailored to you.



SIGN THE CONTRACT AND WATCH YOUR HOME TAKE SHAPE

Once you've made your choice, the Providence sales staff will run through the details of the block of your choice. This includes the Design Guidelines that ensure all homes are of a high standard to protect your investment and ensure that Providence remains a premium quality address for the decades ahead, the disclosure plan and survey plan. They will also talk to you about settlement timeframes so that you can plan your building program with your builder and your financier.

The steps in purchasing your block of land are:

- Pay a 10% deposit
- Settle the balance at time of registration of your land 4
Once you have chosen your home design, the plans will need to be approved by the Providence Design Team to ensure that they meet the design guidelines. They will then be submitted to Ipswich City Council for final approval.
- Often the approvals can be taking place during the period between deposit and settlement, meaning that as soon as settlement takes place the building of your new home can get underway without delay.
- The building process is very exciting, as you see your dream come to life.

Once you move into Providence, you will be welcomed by the Community Development Officer with a gift and guide to everything that happening in and around Providence as you begin your exciting new life in the heart and soul of the Valley.

Come and talk to the Providence team at the Land Sales Office who are here to help you get started on the path to a wonderful new life at Providence.