



Your Guide to House & Land

A simple guide to choosing,
buying and building your new
House & Land package.

A dream worth building



What is a House & Land Package?

A House & Land package is a simple way to build a brand new home.

It combines the purchase of a block of land with the construction of a new home, giving you a more streamlined path from choosing your package through to building.

With the home design, pricing, inclusions and selections already considered upfront, it can take a lot of the guesswork out of building. This makes House & Land a great option for first home buyers, investors and downsizers who want a new home without feeling overwhelmed.

Your Crystele Homes New Home Sales Consultant will guide you through the available packages, explain what's included and help you understand each step before you move ahead.

Why Choose House & Land?

Building a new home can feel like a lot to take in, especially if you haven't built before.

A House & Land package gives you a more straightforward way to get started. The block, home design, inclusions and pricing are packaged together, making it easier to understand your options and compare what suits your budget.

If you are:

A first home buyer

You want a clear, simple way to buy and build your first new home.

An investor

You want a new home in a growing area, with a clear package and build process.

A downsizer

You want a brand new home that feels easier to maintain, without taking on a complicated build.



What's Included in a Package?

Every House & Land package is different, so it's important to understand what is included before you move ahead. Your Crystele Homes Sales Consultant will walk you through the package, explain the home design, inclusions, selections and pricing, and make sure you understand what applies to your block.



Packages Include:

A block of land

A home design selected to suit the block

Contract plans and documentation

A clear construction payment schedule

Fixed package pricing

Set inclusions and selections

Guidance through approvals and pre-construction

Some items may depend on the block, developer requirements, approvals and site conditions. Your consultant will explain what is included, what is optional and what may need to be confirmed as part of your package.

Choosing the Right Package

Choosing the right House & Land package is about more than the price.

It's important to think about the home design, the size and location of the block, what's included, and how the home will suit the way you live.

Your consultant will help you compare your options and choose a package that suits your budget, lifestyle and plans for the future.



Things to Consider

Does the floorplan suit the way you live?

What inclusions and selections are included?

When is the land expected to register?

Is the block size and location right for you?

Are there any upgrades you may want to add?

What needs to happen before construction can begin?

1 Secure your Package

Once you've chosen your preferred House & Land package, a non-refundable \$2,500 deposit is required. This allows Crystele Homes to begin preparing the paperwork for both the house and land components. Because House & Land includes both the purchase of the land and the construction of your home, there are two parts to this stage.

House

For the house component, you'll sign the Building Agreement, Formal Tender Agreement and Contract Plans within 10 days. At this point, you'll also pay the balance of the \$18,500 non-refundable deposit.

Land

For the land component, you'll sign the Land Contract and exchange on the land with a 5-10% deposit, depending on the contract terms. After this, there is nothing further to pay on the land until registration or settlement.



2 Pre-Construction, Selections & Approvals

Once the land has registered, your home moves into pre-construction.

This is where the final details are prepared before building can begin. Reports are ordered, selections are completed and your plans are prepared for approval.

Your BASIX report and required surveys will be arranged. BASIX is a NSW requirement that helps make sure your new home meets energy and water efficiency standards.

Depending on your block and package, other documents may also be needed. This may include engineering plans, acoustic reports, landscaping plans or stormwater plans.

You'll also attend your colour selection appointments, where you'll choose the finishes, colours and details for your new home.

Once everything is ready, your plans are submitted for approval through Council or a Complying Development Certificate, depending on the home and site.



3 Construction & Handover

Once approvals are in place, construction can begin.

This is when your new home starts to come to life on site. As your build progresses, your Construction Supervisor will keep you updated and let you know when key milestones are reached.

Payments are made in stages throughout construction. This is called a progress payment schedule, which means payments are made as each part of the build is completed.

When your home is finished, Crystele Homes will hand over the keys, along with your manuals, certificates and warranties.



Progress Payment Schedule

Every House & Land package is a little different.

Timeframes and requirements can vary depending on land registration, approvals, site conditions, developer guidelines and the selections you make along the way.

The good news is, you won't have to work it all out on your own. The Crystele Homes team will guide you through each stage, explain what's needed and keep you informed as your home progresses.



Progress Payment Schedule

Progress payments are made at key construction milestones as your home moves through the build. This is a standard part of the building process and reflects the work completed at each stage.

Deposit (less money paid)	10%
Slab	10%
Frame	15%
Brickwork	10%
Roof Installed	15%
Lock Up	15%
Kitchen Installed	15%
Completion	10%

Subject to financial lender approval.

Our Display Locations



Scan QR code to visit
crystelehomes.com.au

02 4648 1913

4/39 Topham Rd, Smeaton Grange

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This brochure is intended as a general guide to the House & Land process with Crystele Homes. Timeframes, costs and requirements can vary depending on land registration, approvals, site conditions, developer requirements, selected inclusions and other project-specific factors. Crystele Homes will guide you through each stage and explain what applies to your package. Marketing By Foundry Three.

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