



Home buyer
toolkit

Five easy steps to home ownership



Where *you* belong

PEET



Home buyer *toolkit*

Peet creates communities where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

With 130 years of placemaking, we're known for communities built to last. We're also known for our extensive experience, expert advice for home buyers, and in-depth understanding of the home buying journey.

That's why we've created this comprehensive home buyer toolkit. It includes everything you need to navigate the process of buying a new home and securing your own special place to belong. From factsheets and checklists, to detailed information to help you navigate each step of buying a new home – we've got you covered.

Whether you're buying your first home, or your next home, with Peet you'll enjoy an exciting and inspiring home buying experience.

Peet. Where *you* belong.

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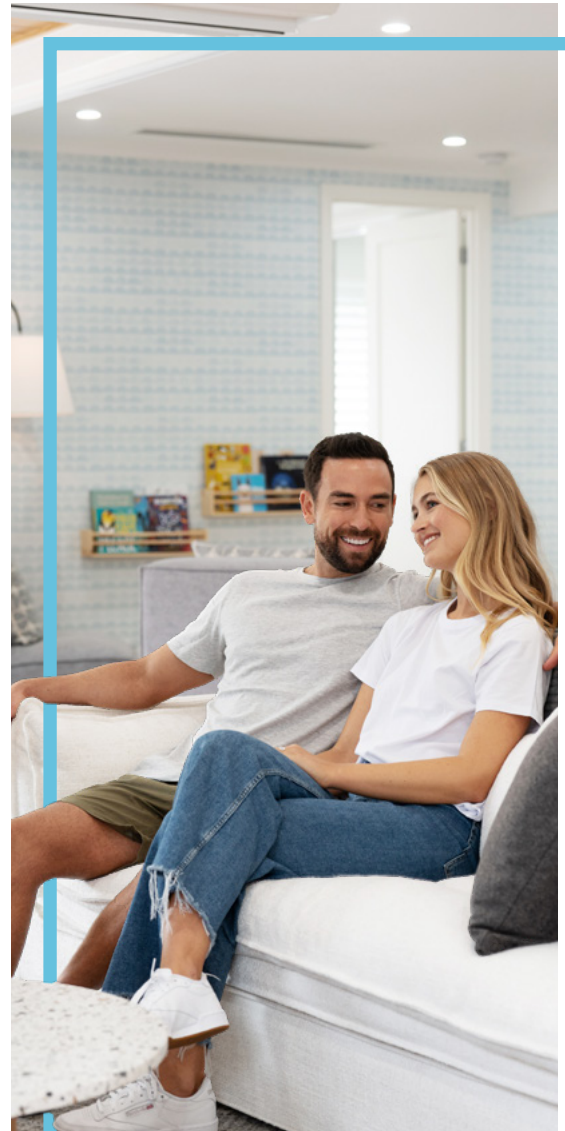
Finance your *home*

Organising your finances now will allow you to act quickly when you find the perfect property.

Buying a property is a memorable and rewarding experience. It is also one of the largest financial decisions you'll ever make, so we understand that it can be quite daunting.

In this section, you'll discover everything you need to navigate the process of financing your new home. From having a clear picture of your current financial situation, to understanding your eligibility for Government assistance and how much you'll need for a deposit, to being aware of hidden costs, including the costs involved in selling your current home, and the types of loans available – there's a lot to consider.

Read on and arm yourself with accurate, up-to-date information, so you have the confidence to take the next step to securing your special place to belong.



How much can I afford?

This is one of the most important questions you'll ask yourself during this process. And it's one you'll need to answer honestly. Over-stretching yourself to secure a larger loan to purchase the home or block of your dreams may seem like a good idea in the short-term, but it can lead to financial stress in the long term.

By working out exactly how much you can afford, you'll be able to target the most appropriate home or block options for you – allowing you to enjoy home ownership without impacting your quality of life.

Estimate your borrowing capacity to get a clear picture of your current financial situation.

	Amount \$
Total monthly net income (income after tax)	
Less	
Liabilities	Amount \$
Credit Card	
Personal debt (student loan, car loan)	
Store Cards	
Afterpay purchases	
Liabilities Total	
Less	
Monthly Living expense	Amount \$
Rent	
Home contents and car insurance	
Health insurance	
Electricity and gas	
Food	
Transport (car, petrol, public transport)	
Childcare	
Gym Membership	
Subscriptions (Netflix, Foxtel, Spotify)	
Leisure / entertainment	
Pets	
Medical	
Other	
Living Expenses Total	
Remaining Total	

What's left over, along with what you currently pay in rent, is an estimate of how much you can afford to repay each month. As a rule of thumb mortgage experts recommend allocating one third of your gross income (income before tax) to mortgage repayments.

Many financial institutions also have handy online calculators that will help you estimate how much you can borrow.

Try this one from [Money Smart](#).

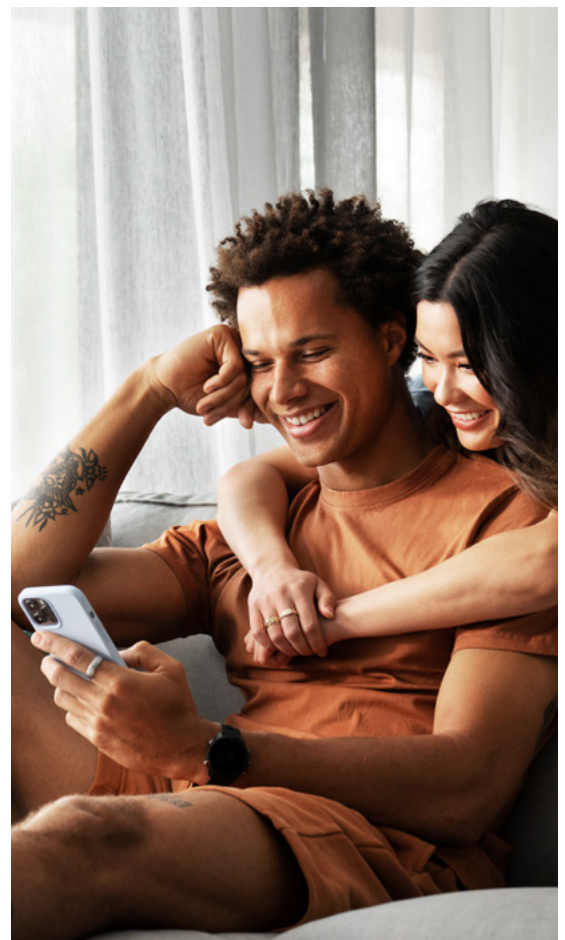
Next take an honest look at your finances. Are there any areas you could reduce spending and therefore increase the amount available for repayments? Or perhaps before starting this journey, you need to pay off debt such as car loans or credit cards to free up your borrowing capacity?

Small sacrifices each week add up, and can get you into your new home considerably sooner than you thought possible.

When you're planning your finances and working out what repayments you can afford, it's important to ask yourself:

- Could we manage that repayment if my partner lost their job?
- What would the repayment be if the interest rates were to rise considerably?
- We're looking at starting a family next year – will that repayment still be affordable?

Life is constantly changing, sometimes you can plan for these changes, while other changes may be out of your control. Ensuring you're comfortable with your level of borrowing and repayments, regardless of what may happen, will lead to a positive and enjoyable home ownership experience.



How much will I need for a deposit?

In order to secure a home or block, you will nearly always need to have a deposit – this will be paid to the developer for the land, and builder for the home and is generally due when you sign your contract. The amount of the deposit varies by developer and builder and by state, so be sure to ask those questions as part of your research. This amount will be deducted from the deposit required by the financial institution to secure your home loan.

To secure your mortgage, lenders will generally require between 5-20% of the value of the property, however this will depend on your individual circumstances and the lender.

If you are borrowing more than 80% of the value of the property your lender will require Lenders Mortgage Insurance (LMI). LMI provides the lender with peace of mind that should your property value fall, the insurance will cover the difference in value. The LMI cost is dependent on your lenders criteria and how they calculate LMI and your Loan to Value ratio (LVR).

If you're a first home buyer you may be eligible for the First Home Guarantee (FHBG)

The FHBG is an Australian Government initiative supporting first home buyers by guaranteeing up to 15% of a property's value. Discover more about the FHBG in the [Am I eligible for financial assistance](#) section or check out [First Home Guarantee - NHFIC | Australian Government](#).

If you're not eligible for the FHBG, but want to avoid having to pay LMI, it is worth considering other options available to you to reach the 20% deposit needed to borrow without insurance. You may find that your parents are able to help gather the 20% needed, or perhaps you could look at your budget and savings goals and work on building a larger deposit.

If you're a first home buyer, another way that your parents may be able to help, is through a [guarantor loan](#). Guarantor loans are secured by a guarantor (often a parent or family member) who use their own property as security to guarantee either the entire loan, or a portion of it. They assume responsibility for the loan in case you're unable to make repayments. This is a big decision and commitment by a loved one, as such anyone considering being a guarantor should discuss their own financial situation and future goals with a finance professional.

If you already own a home, you'll need to estimate how much equity you have for a deposit.



Estimate your home's sale price

This involves getting a professional appraisal or speaking with real estate agents to get an idea of your home's market value.



Calculate equity

Calculate how much equity you have in your current home. This is the difference between the estimated sale price and the outstanding balance on your current mortgage. If you've built up significant equity in your home you could use it to secure finance on your next home until you've sold your current home.

Calculators like this one from the [National Australia Bank](#) can help you with this step.



Determine your deposit

Decide how much of your equity you want to use as a deposit on your next home. The more you put down as a deposit, the less you'll need to borrow.

You can learn more about equity [here](#).

If you already own a home, you could also look at ways to maximise your sale price, and ultimately your deposit amount, through inexpensive home improvements.

However, before you embark on any DIY or renovations, it is best to talk to a real estate agent and ask them what buyers in your area are looking for.

Savings goals and budgeting tips

Once you understand how much you'll need to save for a deposit, it's time to start planning. The first step is to set a savings goal – the more you can save, the larger the deposit you'll have and the better position you'll be in.

Offering a lender a larger deposit also means you're a lower risk to them, which can potentially lead to them offering more competitive interest rates.

Tracking your spending is integral to achieving your savings goal. Although you might not like what you see, it's important to understand exactly what you're spending your money on each week. Only then are you able to identify areas that you can cut back on. Most large banks provide money tracking tools that provide total transparency over your spending.

If you're a first home buyer, one of your largest essential living expenses is rent. Are there any ways to reduce this cost? Could you consider moving in with family? Negotiating with your landlord or shifting to a different area with lower rental prices? Remember, this is not forever and even a small saving on rent each week can make a big difference in achieving your savings goal.

Providing a six-month history of your savings transactions is a standard requirement of applying for a loan. Lenders require proof that you're saving regularly before they will consider your loan application. The easiest way to have this ready to go, is to automate your savings as soon as possible. Allocate a portion of your income each month to a savings account that's separate from your transactional account. Soon enough you'll readjust your spending while your savings grow and grow.

Talk to your bank about your savings goals, they will be able to offer accounts with higher interest rates and incentives for zero withdrawals, helping you to reach your goal faster.

Working hard to reach your savings goal through careful planning is a rewarding and integral part of your home buying journey.



Set a goal



Track your
spending



Reduce your
rent



Automate your
savings



Choose a high
interest account



Reach your goal

Engaging a finance expert

Once you have a clear and honest picture of your current financial situation, the equity in your current home if relevant, and how much you plan to save, it's time to start talking to the experts.

There are many providers out there who offer different services, loan types and interest rates.

Mortgage brokers will review your current financial situation and present you with options from a variety of lenders. A mortgage broker does not work for a bank; their job is to ensure they are providing you with the right product at the best rate for your circumstances.

Engaging a mortgage broker can save time shopping around for the best deal on interest rates, fees and repayment options, as brokers are able to provide details on behalf of a range of financial institutions.

If you're building a new home, check whether your building company could help you with your finance. Many property construction companies have in-house finance teams who have vast experience in financing new home builds.

Your bank also has specialist mortgage experts. You can visit your bank and ask to speak to a first home loan specialist. If you're working directly with your bank, they'll more easily be able to access your account history and savings track-record.

Check out our handy checklist outlining everything you need to bring to your first mortgage expert meeting. You'll find it in the [Resources](#) section of this eBook.

Regardless of whether you're working directly with your bank, or a mortgage broker, or through your builder's in-house finance solution it's a good idea to have the following documents ready in preparation for your first meeting:



Two recent
payslips



PAYG summary



Credit card
statements



6 months
savings account
statements



3 months
personal loan
statements



ID (driver's
licence)



Full birth certificate/
marriage certificate
(if claiming the First
Home Owner Grant)



6 months home
loan statements
(and current
balance)



Registered valuation
of current home
(or valuation estimate)

Am I eligible for financial assistance?

First Home Owner Grant

As a first home buyer you could be eligible for a First Home Owner Grant (FHOG) from the Australian Government. Introduced in 2000, the grant scheme is an initiative to offset the GST of home ownership, encouraging and enabling more Australians into their first home.

The FHOG is administered and funded by individual states and territories across Australia. Each individual local government has its own legislation and criteria for the scheme, and grant amounts also vary depending on your location. Discover how the grant applies to your location by visiting [firsthome](#).

Check whether your lender is an authorised FHOG agent in your state. If so, they will be able to fill in the grant application form, and apply on your behalf.

Check out our FHOG factsheet in the [Resources](#) section of this eBook.

Using the FHOG to top up your deposit can significantly reduce your overall savings goal – giving you the keys to your first home that little bit quicker.





Stamp Duty concessions/exemptions

One of the largest costs involved in purchasing a house in Australia is stamp duty. Stamp duty is a government tax on the transfer of land and is calculated on a sliding scale as a percentage of the purchase price. It starts off as a relatively low percentage and increases for premium properties.

Fortunately, most states have significant first home buyer stamp duty concessions, or in some cases total exemptions. This [calculator](#) will give you an initial estimate however it's important to check what the latest rules and exemption criteria are where you live.

First Home Guarantee

The First Home Guarantee (FHBG) is an initiative from the National Housing, Finance and Investment Corporation (NHFIC) aimed at supporting first home buyers.

This first home buyer deposit scheme is not a cash grant, but rather a guarantee that allows you to purchase a home with as little as 5% deposit, removing the need for lenders mortgage insurance. If eligible, you're able to obtain a loan through a participating provider to purchase an eligible property with up to 15% of the value of the property guaranteed by FHBG.

Discover whether you might be eligible for the FHBG by visiting the [NHFIC website](#).

Types of loans to consider

Financial institutions offer a variety of loan types based on your situation. Your mortgage expert will talk you through your options and together, you can decide what's best for you.

Here's a selection of common loan types offered in Australia.

Standard variable loan

Your interest rates are set by your financial institution and can go up or down based on the official rate set by the Reserve Bank of Australia (RBA), although it's worth noting that financial institutions don't always pass on rate reductions from the RBA.

Repayments will pay off the interest and some of the principal - if interest rates go down, rather than reducing your repayments, it's advisable to maintain them which will help you pay off more of the principal amount.

If they go up, your overall payments may need to increase to cover the additional interest payments which is why it's important to consider interest rate fluctuations when you're planning your finances.

Benefit: When your financial institution drops their interest rates, the amount of interest you're being charged reduces so you'll benefit immediately from any drop in rates.

Fixed rate loan

Fixed interest rate loans have the same interest rate for the first one to five years of the loan depending on what duration and rate you decide on. This means your repayments stay the same regardless of changes in interest rates.

This loan allows you to plan your finances more easily knowing that your repayments won't change. However, if rates decrease you will not see a reduction in your repayments. If you need to change your loan before your fixed-term period ends, lenders will often charge penalty break fees so it's important to check all of the conditions of the loan before signing

Benefit: The main benefit of a fixed rate loan is the ability to plan ahead and budget. You're not susceptible to changing interest rates, meaning you'll know what your repayments will be for the entire period of the fixed-term agreement.

Split rate loan

A split rate loan means that part of the loan amount is variable, and the other is fixed. Your mortgage expert can help you decide on the proportion of variable and fixed.

Benefit: This loan allows you the flexibility of a variable loan so you can take advantage of decreases in interest rates, along with the certainty of a fixed interest rate to assist with budgeting

Interest only

An interest only loan means you only repay the interest on the borrowed amount. As you're not paying any money off the principal amount, the monthly loan repayments are lower. However, at the end of the interest-only period you will have to begin paying off both interest and principal. These loans are suited for investors who plan to pay off the principle when the property is sold.

Benefit: Best suited to investors, the main benefit of this loan is lower repayments.

Low doc

If you're self-employed, your mortgage expert may suggest this type of loan. It requires less documentation or proof of income but has higher interest rates and often requires a larger deposit than other loans.

Benefit: If you're self-employed it can be difficult to show consistent and steady income and savings history. This loan can be secured without the same proof of income other loans require.

Construction Loan

If you decide to build your dream home, your lender will provide you with a construction loan. Construction loans work differently from other loans, it's typically short (12 months) and has a progressive draw down.

That means, unlike buying an existing house where you need to pay the full amount on settlement day, you can pay your builder smaller amounts as the build progresses and they invoice you.

During the building stage, you only pay interest on the loan. Once the build has finished and the full amount has been drawn down, you will change the loan to one of the options above that best fits your situation.

Benefit: This 'pay-as-you-go' loan has been designed specifically for building your home (or in some cases large-scale renovations). You're only paying interest on the amount that you've drawn down which makes repayments significantly less until the build is completed.

Bridging Loan

For home buyers who already own a home, a bridging loan is a short-term loan that closes when you sell your existing home. The size of the loan is based on the available equity in your current home. You'll need at least 50 per cent in equity in your home to qualify for a bridging loan.

Benefit: Enables you to use the equity in your existing home to make an offer on a new home, rather than using your savings. It can also remove the pressure of selling before you buy – meaning you won't have to rent.

There are two types of bridging loans:

Open bridging loan

Arranged if you haven't yet sold your current home. An open bridging loan can typically be used for up to 12 months.

Closed bridging loan

Arranged if you know what date your current home will be sold and when the funds will be received. Typically, you will repay the loan as well as accrued interest and fees on this settlement date.



Fees and costs to be aware of

Being aware of all the fees and costs involved in purchasing a home or block at the beginning of the process allows you to budget for the total amount – which will be higher than just the purchase price of the property.

Costs such as conveyancing fees, building inspections, lender fees, lender mortgage insurance and moving costs can all add up. Talk to your mortgage expert to make sure you have a clear picture of all the additional costs involved.

Many service providers will be able to give you a quote upfront, so you know exactly how much to expect.

It's important to understand all the costs involved so that there's no surprises.

Additional costs



Stamp duty

Stamp duty is a government tax on the transfer of land. Stamp duty rates vary between states and territories and you can save on stamp duty if you're buying vacant land. As we've discussed in 'Am I eligible for any help,' most state governments also offer first home buyer stamp duty exemptions. Your mortgage expert will be able to discuss what stamp duty exemptions are available in your state. This [Canstar Stamp Duty calculator](#) will give you an initial estimate - however be sure to check what the latest rules and exemption criteria are where you live.

The cost of selling your home

Selling your current home will free up equity and boost your borrowing power, however it's important to understand that there are costs involved in selling a property that can add up.

Agent commission fees

When you sell your home, you will need to pay a real estate agent a percentage of the sale price as their fee for helping you find a buyer.

Marketing your home

To attract potential buyers, you will need to spend money on advertising and marketing your home, which can include things like photography, online listings, and brochures.

Auctioneer fees

If you choose to sell your home through an auction, you'll likely need to pay an auctioneer to conduct the auction.

Home staging

To make your home look its best and more appealing to buyers, you might invest in home staging services, which can involve decorating and furnishing your property.

Conveyancer/solicitor fees

You'll need a legal expert to handle the paperwork and legal aspects of the sale, and this comes with fees for their services.

Lender fees

If you have a mortgage on your current home, there might be fees associated with paying off the loan early or transferring it to a new property.

Capital Gains Tax (CGT)

Depending on your situation, you may need to pay Capital Gains Tax on the profit you make from selling your home. However, there are exemptions and concessions available in Australia, so it's important to understand the tax implications.

What is a pre-approval?

Congratulations! You've organised your finances, set a savings goal, researched your eligibility for assistance and understand all the costs involved. You've decided on a lender and now they have issued you with a pre-approval.

A pre-approval is an indication, not a guarantee of the amount you can borrow from a lender.

Pre-approval will give you confidence knowing that the bank will lend you close to the amount you're approved for, provided your circumstances do not change.

Lenders will issue you a pre-approval for a certain amount based on the information that you have provided your mortgage expert and your current financial situation. Note that while you may receive a finance pre-approval, this will be subject to a valuation on your chosen property. As part of the assessment of your mortgage application, the lender will conduct a valuation on the land or new home that you wish to purchase to determine the property value and therefore how much money you can borrow, ensuring your loan amount does not exceed the valuation.

For most lenders, pre-approvals last for three to six months. This is for your own protection as much as the lenders – it's important to reevaluate the market and your own financial situation regularly to ensure you can comfortably meet the repayments.

If you currently own a home, market fluctuations can also impact the amount you can borrow. If the value of your home goes up while you've been paying off your home loan, your equity will increase, meaning you can potentially borrow more. Conversely, if the value of your home has decreased, your lender may need to reassess your pre-approved level of borrowing.

With a pre-approval under your belt, you're one step closer to owning your new home. Now you can confidently start to search for the perfect place to live, in a vibrant, connected community where you belong.

Find your *community*

Connect to a community that is right for you, and discover what it feels like to belong.

Peet believes in the power of community. We create communities for people to call home; communities designed with you in mind. Every aspect of a Peet community has been master planned to enhance your lifestyle, nurture connections, and satisfy our craving for belonging.

You'll know when you're in one of our neighbourhoods. From the sound of children's laughter, and the inviting buzz of the local Saturday morning market, to the smell of the season's first street barbie – our human-led design approach fosters a sense of community where life-long friendships form naturally.

With community playing such a vital role in our lives, it's important to find just the right community for you.



Communities across Australia

When it comes to choosing the perfect place to live, we're spoilt for choice in Australia. From coastal locations giving you access to pristine beaches and stunning natural landscapes, to thriving urban communities bustling with cafes, dining, and community events – there's definitely something for everyone.

Urban and city-fringe living

If you enjoy a fast-paced and connected lifestyle then urban living might be for you. Urban living offers a number of modern conveniences all nearby - including great shopping precincts, cafes, transport connections and cosmopolitan town centres. Spend your time dining out, catching up with friends or popping by your favourite bar for a quick drink after work.

Ideal for: Young professional singles and couples, working families with younger children and downsizers who're not ready for the quiet life just yet.



Communities to explore: [Tonsley Village, SA](#) | [Brabham, WA](#)
[The Village at Wellard, WA](#) | [The Landing Strathpine, QLD](#) | [Woodville Rd, SA](#)

Coastal living

A quick surf or run along the beach in the morning before work becomes possible when you live by the coast. Outdoor fitness classes, swimming, and family time on the sand. Long walks along the beach and coastline with your dog are a great way to unwind, then enjoy breakfast by the beach or enjoy a glass of wine whilst watching the sunset.

Ideal for: Young professionals, particularly those with a dog, who enjoy an active beach-going life style, families of all sizes with any aged children and downsizers looking for a relaxed lifestyle.



Communities to explore: [Fort Largs, SA](#) | [Shorehaven Alkimos, WA](#)
[Burns Beach, WA](#) | [Golden Bay, WA](#)

Suburban neighbourhoods

If you once considered suburban living a little ‘quiet’ - think again. Suburban communities offer great schools, regional shopping centres with all the latest brands, outstanding dining and entertainment options and exceptional transport links to the CBD. The suburban life is also great if you want to be close to family who often live in established suburban communities.

Ideal for: Families with school-aged children who enjoy sports. Young couples who are planning to start a family shortly. Downsizers wanting to be closer to grandchildren in nearby communities.



Communities to explore: [Flagstone, QLD](#) | [Newhaven Tarneit, VIC](#)
[Googong, NSW](#) | [Lakelands, WA](#)

Natural environments

If you're one of those people who just can't sit still, longs to be outdoors and loves exploring then living in a more natural setting will be ideal. You might enjoy the serenity that nature reserves, waterways and green open spaces provides.

Living on the cusp of national parks and bike trails will mean you'll eliminate the travel time usually associated with adventure destinations – allowing you more time for rock climbing, wildlife spotting, mountain biking, hiking, and exploring.

Living this close to nature also provides some amazing opportunities to unplug, unwind and bond as a family among beautiful natural bushland.

Ideal for: Young professionals who want the ultimate work/life balance and don't mind the commute. Families of all sizes who enjoy being active and adventurous together, and downsizers who want to escape the rat race.



Communities to explore: [Yanchep Golf Estate, WA](#) | [Riverbank, QLD](#)
[Edens Crossing, QLD](#) | [Bluestone Mt Barker, SA](#)

Which community-type is best for me?

Picture your ideal weekend or long summer's evening. What are you doing?

Are you and your partner enjoying a delicious meal at the latest local bistro? Are you walking your dog along a stunning nature-trail in the bush, or perhaps hopping on the train and heading into the city, or maybe taking your kids to the local playground before a quick dip in the ocean?

Your community should support your ideal lifestyle. How we want to spend our days, drives our choice of where to live.

What do your family do each day, that you need to be close to? For most people having easy access to work and school means a simple, stress-free life. So, balancing what your evening and weekends look like with an easy commute to work is important.

Have a good look at public transport options in the area you're considering - most areas in Australia have easily accessible public transport options that can take the hassle out of commutes. And today, many companies are offering flexible working arrangements allowing you to either work from home, or adjust your hours to avoid traffic congestion at traditional peak hours.

While it's one of the most important determiners of where people settle, at Peet we believe there's more than just being close to work that makes an ideal community.

So, pause and really think. Where do I really want to live? What's important to me? And, if you're upgrading, or downsizing consider your current community – consider your likes, dislikes, and areas for improvement.

Make a list and rank it by importance.

Here's a few ideas to get you started.

<input type="checkbox"/> Great schools in walkable distance	<input type="checkbox"/> Dining and takeaway options	<input type="checkbox"/> A fresh food market
<input type="checkbox"/> Large shopping precincts	<input type="checkbox"/> Close to a national park	<input type="checkbox"/> Near family and friends
<input type="checkbox"/> Close proximity to work	<input type="checkbox"/> Vibrant nightlife and entertainment scene	<input type="checkbox"/> A good area for a dog
<input type="checkbox"/> Well-designed playgrounds	<input type="checkbox"/> Quick access to the beach	<input type="checkbox"/> Strong sense of community
<input type="checkbox"/> A great library	<input type="checkbox"/> Safe and secure neighbourhood	<input type="checkbox"/> Areas to exercise
<input type="checkbox"/> Easy access to public transport	<input type="checkbox"/> Close to the airport	

Finding your ideal community

– where to start

It's settled. You know exactly the type of community that is perfect for you; in fact, you can almost picture it. But where exactly is it?

Peet recommends starting online to identify potential communities that fit your vision of home.

Real estate websites

A great place to start the hunt for your ideal community is on websites such as [realestate.com.au](https://www.realestate.com.au) and [Domain](https://www.domain.com.au) allow you to search by your preferred areas and see what communities are located there. You'll also be able to get a good idea of the home and land options in your preferred communities that fall within your budget.

Facebook groups

Most communities will have a closed Facebook group that is resident run and moderated which are specifically set up for residents who live within those communities. Facebook groups can act as a platform for community updates, neighbourhood networking, experience sharing, sourcing recommendations and community events.

In addition you might like to see if your local community has a Neighbourhood Watch or resident's association group on Facebook. Wider Facebook groups of interest within the community may include; sporting teams, fitness centres or groups activities and culinary or parental catch-ups.

You can find many of these groups on Facebook by searching for your community's name or location.

Social media hashtags

Many people who build homes enjoy documenting their building journey. From selfies with their lot "sold" sign, to progress updates and even their actual moving in day. You can find people building within a community by searching for hashtags across social platforms. Try searching by suburb name or community name. We encourage people within Peet communities to use their community hashtags along with [#peetlife](https://www.instagram.com/peetlife) when they post, so try that as a start.

Council websites

Your local council website is an excellent information resource. Local councils across Australia run a variety of community-based programs, initiatives and events including arts and culture programs, festivals, community safety initiatives, sporting groups, library programs and children's activities. They also provide information about local facilities such as parks and works upgrades taking place in the community.

Now it's time to hop in your car!

Pack a picnic and have a day out enjoying everything a community has to offer. Pick a different area each weekend and really explore what it might be like to own a home there.

Speak to the locals and ask them what it's like to live there – what are the schools like? Is the traffic busy during the week? Check out local cafés or the shopping precinct, wander around the local farmers market, visit the parks and playgrounds, or go for a swim.

It's important to get a feel for the quality of the homes and streetscapes – you'll want to ensure you'll be proud of the new community you'll call home.

Checkout our handy 'Finding your perfect community' checklist in the [Resources](#) section of this eBook

Visit the Sales and Information Centre

Talking with the sales team at your shortlisted communities can really help. They'll be able to share with you the future plans for the estate and what new amenity and features can you expect. If moving into a community where a strong sense of belonging is important to you, they'll be able to provide you with the community initiatives and events they have planned, so you can come along and meet your future neighbours.

Getting out and about is one of the best ways to get a feel for a community, and you're sure to enjoy a fun day out as well.

Your home buying journey is about so much more than just about buying a house. At Peet, we believe that the community you choose to settle in, should play just as an important part in your decision-making process.

Allow enough time to consider exactly what it is you want in a community, do your online research, and then set off to explore different locations until you find the perfect fit.

Choose your *home*

The perfect home should be more than just functional, it should enhance your life.

Choosing the perfect home option for you, your family and your future will mean that your new home won't just be a place to live, it will support your lifestyle as well.

Peet are industry experts in defining future places of belonging. Places that offer the value of choice, providing different lifestyles in townhouses, apartments, and family homes. We believe that home isn't just a block of land, four walls or somewhere you can point to on a map. It's how a place can make you feel — secure, serene, inspired and connected.

From choosing the right block of land, deciding on a builder, settling on the ideal style of home and layout, and much more in between, there's a lot to consider.

From first home buyers, to upgraders and downsizers, Peet has been guiding people just like you through this journey for over a century.

Relax, we're right by your side.



What can I afford within my budget?

Having a clear picture of your budget will help you immediately narrow down the options. Peet's sales teams can assist in understanding what is available within your budget. You can also visit real estate websites such as [realestate.com.au](https://www.realestate.com.au) and [Domain](https://www.domain.com.au) to get an idea of house and land prices, or talk to a trusted builder.

What is essential in my home?

How many bedrooms and bathrooms you need is a key decision for you to make, however there'll be lots of other decisions you'll be faced with when it comes to deciding the right home for you.

The best way to understand what your ideal home looks like, is to think about how you and your family live your life.

Do you want to reduce your home maintenance time?	Do you work from home and need an extra room or space for an office?	Do you enjoy gardening, or would you prefer a low maintenance garden?
Do you love entertaining your friends and family?	Do you often have family coming to stay with you?	Is the latest in technology important to you?
Do you require plenty of clever storage options?	Where should your children's rooms be located within the house?	How much storage do you need?
Do you have children?	Do you need more than one bathroom?	Is a sustainably built home important?
Are you planning to start a family within 2-5 years?	Do you want internal access for your garage?	
Do you have pets that require additional outdoor space?	How would you like your entertaining area to connect with the rest of your house?	

Check out our handy checklist in the [Resources](#) section of this eBook with even more for you to consider

Future-proofing your decision

It's also important to future-proof your decision. Whilst you may not have kids right now, if it's in your future, you need to think about it ahead of time. Or is starting up a home business in your future plans? If so, picking a home that can be easily modified, like changing a bedroom into a home office, will be a good idea.



Like every step of this journey, there is a lot to consider - both building and buying a new home offer their own unique benefits.

Building your home

If you're going to build your new home, there are two options to look into.

Project Homes

Project homes are often presented in a house and land package, which partners the home design with a range of block options that fit that home design. Project builders will usually be able to provide you with a fixed cost for the home and a standard list of inclusions.

Today there is an amazing variety of designs and options available to suit a wide-range of buyers and budgets. Some builders also allow you to vary the plans slightly to meet your needs.

It's a good idea to visit as many display homes as you can. That will allow you to see what designs fit your requirements and give you a feeling for the layouts you like and the styles that appeal most. Peet has display villages across Australia and our friendly Sales Representatives will be able to talk you through your options.

Find the display village closest to you [here](#).

Custom-Built Homes

Generally, custom-built homes are slightly more costly as they are architecturally designed to your brief. If your budget allows and you have a clear vision of what you'd like in your new home, this can be a great option as you're able to design your house exactly to fit your lifestyle and design aesthetic.

Selecting your builder

This is one of the most important steps in the home building process. There is a range of reputable builders out there who can turn your ideas into reality. There are some key factors to consider that will make your decision much easier.

Reputation

Do you have friends or family that have recently built? Would they recommend the builder they used? Word-of-mouth endorsements are valuable and can be a good gauge of what you can expect. If you don't know anyone who has recently built, you can ask your potential builder for customer references and check out reviews on social media. You may even want to ask whether you can see the house the builder completed when you're talking to them.

Quality

Good builders consider themselves to be craftsmen. They take pride in their work and that can be seen in the quality of their builds. Take time to go and view a builder's finished homes and displays. What types of products are they using and how would you rate their attention to detail?

Price

Pricing is obviously a big factor in choosing a builder. Look at a variety of their designs to make sure they have something in their range that will suit your budget. Really understand what are the standard inclusions in the price, and what would be an upgrade? If you think you will want to have flexibility with your design, as opposed to sticking closely to the plan - make sure you discuss with your builder first to understand cost and time implications.

Customer Service

Remember though – although important, the cheapest price isn't always everything. Building can be a lengthy and intense process. It's good to know that the builder made the process as stress-free as possible with regular communication including updates and anticipated any issues before they arose.

Choosing your block

Block shape and size

There are different shapes and sizes of blocks for you to choose from. The type of block you choose will determine which 'off the plan' home designs you can choose from. It will also influence the cost, maintenance required and footprint of your home. Most new estates will have a range of block types for you to choose from, which are usually categorised as follows:

- **Flute or Terrace:** 140sqm to 225sqm, with frontages of less than 8.5m (rear-loaded).
- **Cottage or courtyard:** 225sqm to 450sqm, typically with frontages of 8.5m to 12m (rear-loaded).
- **Traditional:** over 450sqm, typically with frontages of 13m or more (front-loaded).
- **Homestead or acreage:** 1000sqm or more.

How wide the front of your block is will determine the style and size of the home you build. It may also impact on whether the garage is placed at the front or rear of the block.

A rear-loaded block offers vehicle access or accommodation from the rear. This generally means your garage is located at the back of your house. This has the advantage of creating walkable, more intimate neighbourhoods, free of driveways with more attractive streetscapes.





Orientation

You'll also need to consider the orientation of the block and any surrounding vegetation. Do you prefer morning or afternoon sun? Will your sunlight get blocked by the trees in the park adjacent? This is especially important if you're thinking about adding solar panels for energy efficiency.

Site works

The level of siteworks can vary depending on the block you choose. A block that is elevated or has a slope is great to take advantage of a view, but depending on the incline of the slope you may need to undertake site works such as retaining and levelling before your build can start. Generally, that's not a complicated or overly lengthy process, however you should discuss with your builder to understand the cost.

Design guidelines

Make sure you understand the design guidelines for your site. Design guidelines are put in place by the developer to ensure a minimum standard of quality and design of the homes built within the community. Guidelines vary by community, but may include colour and material selections, the design of the home façade, fencing and even letterboxes. Your developer or builder will be able to provide you with all those details.

When building, many home buyers choose home and land packages because many of the above considerations have already been considered. This option can also be easier when understanding your total budget, with the entire cost of the build including the land packaged up neatly.

Buying a new home

One of the biggest differences between building from scratch, and buying a new home - is time. Unlike building your home which can generally take between six and twelve months, buying a new home that is already completed can mean you can move straight after settlement!

Newly completed homes

Many builders and developers offer newly completed turnkey homes within communities. This means that when you buy the home, there is nothing more for you to do. It comes fully completed with everything you'd expect in a new home including your landscaping. If you don't fancy the process of building your own home, or want to move into your new home quickly, it's an affordable and stress-free option for home buyers.

Buying a newly completed home gives you many of the benefits of building brand new. You'll be the first person to have ever lived here, the finishing will all be brand new and the house will be built to the latest building codes and regulations.

Brand new homes today are built with energy saving and sustainability in mind and being brand new, it's very unlikely anything is going to need fixing for years.

You can also expect the style and interior design of the house to be right on trend, you'll be less likely to have to update anything when you move in.

And remember, if you're a first home buyer, in most states you'll be eligible for stamp duty exemptions and the First Home Owners Grant if you build or purchase a newly built home.



Townhouses

Townhouses are becoming more and more popular across Australia, in particular with first home buyers. If you don't need or want large amounts of land surrounding your home, but still require space to live and grow, townhouses (sometimes referred to as terraced homes) can be a good option for you. Compact and innovative in design, these stylish homes maximise every inch of space inside with clever floorplans and beautiful finishes. They are generally larger than apartments, but offer the same low-maintenance functionality.

Apartments

Many Australians have embraced apartment living. Apartments fit well into our modern lifestyle, they are low maintenance, modern and highly functional. They also represent excellent value for money, making them an ideal option for first home buyers. They also offer great security for singles and downsizers.

Buying off the plan

Many builders and developers offer home buyers another option – to buy an already designed house, townhouse or apartment off the plan at a fixed price.

Buying off the plan means signing a contract to purchase a home that is yet to be built or under construction. You're able to look at the detailed floorplans and artist impressions (external and internal) of how your finished home will look, giving you a very realistic picture of the end product. If buying off the plan, it's important to understand the timeframe of construction, so you know when you can expect to settle and move in to your new home.



Must-haves vs nice-to-haves

There is an abundance of home designs and options out there for you to consider for your new home. And whilst you may have your dream home in mind, your budget may not allow you to get exactly everything you are hoping for.

So, it's important to determine what your non-negotiables are. What is it that you really won't compromise on?

"I really want a house that gets great sun because I'm going to install solar panels, but it also needs to have internal garage access, and I definitely need a covered patio area!"

Try ranking your 'must-haves' in order of importance. Which of these things is really the most important to you? Being clear on what is important to you will help you in your search.

Our final tip

Do your homework. Whether you choose to build or buy a new home, make sure you're 100% certain of what you need your home to be. View hundreds of homes, and talk to plenty of builders. The clearer the picture you have in your head of your new home and the block of land it sits on, the more likely you are to make it a reality.

The clearer the picture you have in your head of your new home and the block of land it sits on, the more likely you are to make it a reality.

Navigate Contracts *and Settlement*

Being clear on the purchasing process will give you confidence to make the final step in owning your new home.

The legal aspect of purchasing a new home can be overwhelming - even if you've done it before. Peet has sold thousands of properties spanning 130 years, and we are here to guide you through this important step.

From the legal professionals you'll work with, to the documents required, and the important dates you need to be aware of, this section will help you navigate and understand the legal process of securing your new home.

This step is exciting as it marks the final stages in your home buying journey. And, with the right advice and support around you, you'll soon be enjoying life in a home you love, and a community where you belong.



Find your Conveyancer

Legal professionals who specialise in preparation of your land or home transfer documentation are called Conveyancers or Settlement Agents. Many Solicitors also specialise in conveyancing as a part of their wider-service offering.

A Conveyancer's responsibility is to ensure that the process of exchanging contracts, title transfers and settlement, meets all legal requirements in your state.

It is recommended that you appoint your Conveyancer as early as possible so they can review your contracts and explain any special conditions that you need to be aware of.

Engaging a legal expert to guide you through the process in your buying journey, will give you confidence to make an offer with a full understanding of your legal position.

What will a Conveyancer do for me?



Prepare necessary legal documents



Help you understand legal documents prepared by the seller's Conveyancer



Undertake property research, including planning and title searches



Ensure each step in the process is completed by the due date or request extensions on your behalf (missing deadlines through the conveyancing process can mean you incur penalty fees)



Hold your deposit in a trust account and make payments on your behalf



Calculate tax adjustments and rates



Reply to the seller on your behalf during any negotiation process



Let you know when the property is settled



Advise your lender on when payments will be made



Choosing a Conveyancer/Settlement Agent

- The best way to find a quality Conveyancer is through referrals. Ask your friends and family whether they have used a Conveyancer that they could recommend.
- Alternatively talk to your mortgage expert, or another professional with whom you have a good relationship with, who may be able to recommend the right person.
- Meet with potential Conveyancers to determine their suitability. Specifically ask whether they're a member of the Australian Institute of Conveyancers and how long they've been a Conveyancer. You will also want to check what their fees are so you can make comparisons.

For a more in-depth look at questions to ask a potential Conveyancer, check out our blog [here](#).

What is a contract of sale?

As you've been out and about hunting for your perfect property, you may have heard the term 'contract of sale.' But what exactly is it?

A contract of sale is at the centre of every house or land purchase in Australia. Its purpose is to ensure a sale of property meets all current legal requirements.

Whoever is selling the property (the vendor) must have a contract of sale drawn up. In some states a real estate agent can draw up a basic contract, which is then refined later by a Conveyancer. In other states, the vendor's Conveyancer is required to draw up the contract from the start.

When you're ready to make an offer on a house or block of land, you'll need to include your offer amount, along with any conditions (securing finance will nearly always be a condition of sale) on the contract of sale.

It will then be presented to the vendor. If you have already engaged a Conveyancer, you can ask them to look over the contract of sale at this point to ensure everything is in order.

When both you and the seller are happy with the conditions on the contract of sale and the purchase price, both parties will sign the contract of sale. We refer to this as the exchange of contract.

Immediately after the exchange of contract you have to part with your deposit. The deposit will be held in your Conveyancer's trust account until the day of settlement – the seller cannot access the deposit until settlement day when the property changes from one owner to another.

You will also be asked to sign a transfer of land document which will be registered by the owner with the Land Titles Office so that on settlement day, the property can be transferred into your name.

What's included in a contract of sale?

The contract of sale outlines the terms and conditions of your property purchase including the price you are offering.

Most offers are either:

- Unconditional – usually when you have the cash available immediately, or
- Conditional – nominating specific conditions on which the sale relies, such as securing finance

In addition to the amount being offered, contracts of sale will include:



Name of the seller's real estate agent



Purchaser's name



Seller's name



Initial deposit and payment terms and conditions



Full address of the property



Exclusions from the sale



Anything else included within the title



Household fixtures, furnishings, and chattels (ovens, blinds, dishwashers etc.)



Cooling off period as specified by the state



Intended property settlement date and period (between 30-90 days depending on the state) including penalty rates



Date of offer



Certificate of title information

What is a certificate of title?

Certificates of title are legal documents issued by the Government that clearly state the owner of the land. Local Governments save a registry of all the land in their state which shows the owner of the land.

You will need a title to transfer land from one owner to the other. In some instances where land is newly divided, a title may not yet have been issued.

If you are purchasing land, check if the land is titled or untitled. This can affect your settlement date as you'll have to wait until the land has been titled before the settlement can take place.

Leading up to settlement day

This can be a busy time as you prepare to settle the property. From organising house and contents insurance, to working through the conditions of sale – there is a lot to do.

To help you keep on top of everything, check out our Contracts and Settlement checklist in the [Resources](#) section of this eBook.

If you're purchasing land, you'll need to sign two separate contracts. One contract is with the developer of the land, and the other is the contract with your builder. Your plans need to be confirmed, and both contracts signed to ensure your loan is approved and your land purchase can settle by the due date.

Discharge of mortgage

If you're purchasing your next home, and selling your current home, you will be required to repay your lender the money they've lent you for your first home loan. This is called a discharge of a mortgage.

If your Conveyancer has arranged simultaneous settlement with the sales of your current home, the money you receive from the sale (minus the money owed to your lender, any outstanding rates and utility fees, and fees to your solicitor or Conveyancer and real estate agent) can be paid towards the purchase of your new home.

Settlement day

You've made it to settlement day - congratulations. Settlement day is the exact day agreed on your signed contract of sale, and the day you take legal ownership of your new home or land.

At Peet, we couldn't be more excited that you're at this stage of your journey. However, there's just a few more steps to take before its official.

These days, most property settlements happen electronically. You no longer need to obtain and sign papers in person with the bank or your Conveyancer. You can track your settlement online and the seller can securely transfer their bank account details to the online platform that your Conveyancer uses.

The sale proceeds will be processed digitally as cleared funds to your nominated accounts. Your Conveyancer will oversee this electronic process, and advise you once everything has processed correctly.

When everything is settled, the documents are digitally signed, titles received and money paid, you can really celebrate.

You can finally take ownership of your new property – all that's left to do now is to move-in or start building.

Plan for *your move*

Moving into your new home is one of life's big milestones. When buying with Peet, this is when we look forward to welcoming you to our community.

It's a day that you've worked so hard for. All the saving and budgeting, the meetings with experts, setbacks and small victories, the weekends spent researching communities and the hours and hours spent walking through display homes.

Finally, it's all about to pay off. The next chapter in your life is about to begin.

Whether this is your first home - or your next home, there's a lot to consider when you're moving. It's often a bigger job than you might think. However, with a bit of careful planning and preparation it can be an exciting and enjoyable experience.

Read on for our top tips, tricks, and planning advice for moving into your new home.



How to make your move seamless and stress-free

Plan your move

Do an audit of your furniture and the number of boxes you'll need, then make sure you have a suitably sized truck or van organised for the big day.

Get support

Enlisting the help of friends and family is also important – you may be surprised how much work is involved in moving into your new home.

Consider pets and kids

If you have pets or younger children, it can be a good idea to have them looked after elsewhere for the day. You'll be busy enough, and pets can get easily stressed when there is too much going on.

Notify your landlord

If you are renting, give notice to your landlord or property manager and make sure you understand your obligations when you vacate the property, including required cleaning. Check out our [blog](#) detailing everything you need to know about ending a tenancy.

Update your information

You'll also need to inform the various authorities and fill out change of address forms – remember; schools, Doctor, bank, lawyer, clubs, any ongoing orders (groceries, newspaper).

Setup essential utilities

It's important to have all of your utilities set-up at your new home too. Phone, internet, electricity, water, and gas.

Packing Tips

Declutter

Moving home is the perfect opportunity to de-clutter. Don't pack anything that you don't absolutely love, or you haven't used in the last six months to one year.

Label

Ensure you clearly label your boxes with a large waterproof marker. Each box should have the name of the room it needs to go in, and be ranked in the order of importance it needs to be unpacked. If your new home is double storey, be sure to label the level on the box too.

Remember essentials

In the lead up, try to use perishable items such as food and items in the freezer, and don't re-stock. Do an online grocery shop and arrange for the basics to be delivered to you on the day you move in.

Create a handy moving caddie

It's a good idea to pack yourself a little moving caddie with:

<input type="checkbox"/> Packing tape	<input type="checkbox"/> Scissors	<input type="checkbox"/> Hammer	<input type="checkbox"/> A sharpie	<input type="checkbox"/> Labels
<input type="checkbox"/> Stanley knife	<input type="checkbox"/> A bottle of water	<input type="checkbox"/> Toilet paper	<input type="checkbox"/> Soap	<input type="checkbox"/> Medication you'll need during the day

Top tips!



De-clutter



Label & rank boxes



Do an online grocery order



Pack a moving caddie



Moving day

Congratulations - the big day is here!

Remember the keys to your new home - it might sound obvious, but in amongst the excitement, these things can be overlooked.

It can be a good idea to have a friend or family member organise snacks for the day. With so much to do, eating can drop down the priority list, but keeping yourself (and your helpers) fed and well-hydrated will help to keep the momentum up – getting you moved in, and unpacked faster.

When you arrive with your first load into your new home – have a quick look around and make sure everything is as you'd expect it to be. Run a quick vacuum over the floors if it needs it. And check that your utilities are working, you don't want to be sitting in the dark on your first night!

Checkout our [Moving Day Checklist](#) in the [Resources](#) section of this eBook.

Unpacking tips

- 1. Tell your helpers about your labelled box system.** Ensure they're putting the right boxes in the right rooms.
- 2. Unpack the kitchen and bedrooms first.** Make the beds that will be slept in that night.
- 3. Unpack boxes labelled '1' first.** This will get the essential items out of the boxes and available should you need them.
- 4. Delegate appliances and IT to a knowledgeable helper.** Ensuring appliances are plugged in, set-up with the correct time and ready for use can be really helpful. Getting televisions working and getting broadband and WIFI up and running can also be delegated to an IT savvy friend.
- 5. Kitchen.** We recommend unpacking and organising the kitchen yourself (there will be plenty of other tasks to delegate to your helpers). The set-up of a kitchen can be very personal – have a think about what you want where and what's going to flow the best when you're cooking. Think about keeping platters next to your plates and food items away from detergents and home cleaners.
- 6. Unpack right the first time.** Putting a little extra time and thought into where you're putting things away is really important. Throwing things into any spare cupboard just to get them out of boxes is not a good strategy. It's unlikely you'll ever come back and re-organise it once it's packed away.

When you leave with your last load, remember to do a final check of the property; have you got everything? Is the house clean? Is everything locked up?

We're in! How to make your new house a home

And breathe. You did it. You're all unpacked. Now it's time to turn your house into your home.

It is always a good idea to live in your home for a while before making any significant changes such as painting, lighting, or landscaping.

Give yourself a chance to see how the light works in your house, which rooms see the most sunlight? Which areas do you spend the most time? Where gets the most foot traffic? What you think you'd like to transform when you first shift-in, can change dramatically once you've lived there for a few months.

It is ok to take your time with putting the finishing touches on your home. It can be fun to have new projects to look forward to in your new home and save up for them.

Here's some cost-effective and less-permanent ideas to add the finishing touches to your new place.

Window furnishings

If your new home didn't come with blinds or curtains, you'll want to organise those quickly.

While made-to-measure blinds and curtains are a better quality, longer lasting option, if your budget is really tight, there are plenty of ready-made blinds and curtains available in most department stores and large hardware/DIY stores. Have a list of your exact window measurements ready so you get the right sizes.

Soft furnishings

A great way to make your home feel cosy is with soft furnishings such as rugs, cushions and throws. This is an ideal way to inject colour and personality into your home and really showcase your style. Plus, it's easy to change your mind or update as new trends come along. Follow your favourite brands on Instagram for inspiration!

Artwork and photos

Adding your favourite family photo or a treasured piece of artwork will immediately make a house feel like it's your home. If you're worried about your brand-new paintwork, you can use adhesive strips that can be removed without leaving any marks.

If you don't own any artwork, you certainly don't need to spend thousands on an original when there are framed prints available for much, much less. Or get creative - look for prints online and put them in an inexpensive frame.

Landscaping

Creating a stunning garden is another way to personalise your house. As with other changes you may want to make, it's a good idea to see where you catch the sunlight before you go ahead and plant your garden.

As an instant, cost-effective option try placing a couple of feature pot plants by your doorway or around your outside patio area. You can move them around to see where they grow best before you take the plunge and plant them permanently.

Connecting with your new community

Community creates a sense of belonging and connectivity. Reaching out and meeting people is one of the most effective ways of settling you and your family into a new area.

Here's some ideas to help get you started:

Neighbours

Pop over and introduce yourself to your neighbours either side of your house or apartment, and even across the road. Invite them over for a cup of coffee or a wine. If you've built a brand-new house, chances are they're itching to pop over and see the finished product inside!

Community events

Peet's human-led design fosters a sense of community where life-long friendships form naturally. In our master-planned communities, we run frequent events to nurture connections that help our new residents feel at home – faster.



Facebook groups

Today most communities have Facebook groups set up for people within the community to communicate easily. These pages can be a valuable source of information about community activities, events and even where to find the best coffee!

Parents groups and schools

Children are a great way of getting involved in a community and meeting lots of people. Check out the local play groups or volunteer to help at your child's school.

Having playdates at your home is a great way to help your children form new friendships.

House warming gathering

Why not host a little get-together for the people you've met since you've moved in. It needn't be expensive – people are generally more than happy to bring a plate to share and something to drink. It's a great way to celebrate your arrival in the neighbourhood and to meet even more people.

Mortgage Expert Meeting Checklist

There's a lot to remember when you're arranging finance for your new home. To make life easier, Peet has created this checklist so you can make the most out of your first meeting with a mortgage expert.

Questions to ask

- Are you/the lenders you represent authorised First Home Owner Grant (FHOG) agents in this state?
- Do you think I'll be eligible for a FHOG?
- If I'm eligible, based on my situation when will the FHOG funds be paid to me?
- Looking at my situation, do you think I can afford my first home?
- How much will I be able to comfortably borrow?
- Based on my borrowing capacity, how much can I expect for monthly repayments?
- What is the minimum deposit required?
- How long will it take to get a pre-approval?
- Based on my situation, what do you think is the best loan type/structure for me?
- What is the best interest rate you could offer me?
- Are there any ways I could achieve a better interest rate?
- Will I need Lender's Mortgage Insurance (LMI)?
- Can you outline what other costs I need to budget for?
- Is the equity in my current home enough to cover a deposit?
- I already have a mortgage; do I have to stay with the same home loan lender?
- Is there anything else I should be doing to put myself in the best possible position to get my loan approved?

What to bring

- Two recent payslips
- PAYG summary
- Credit card statement(s) if relevant
- 6-months savings account statements
- Centrelink statements
- 3 months personal loan statements if relevant
- ID – driver's licence and Medicare card
- Marriage certificate & birth certificate
- Break down of your monthly expenses
- 6 months home loan statements, and current loan balance
- Registered valuation of current home, or valuation estimate

First Home Owner Grant (FHOG) Factsheet

As a first home buyer you could be eligible for a First Home Owner Grant (FHOG) from the Australian Government.

The FHOG is administered and funded by individual states and territories across Australia. Each state government has its own legislation and criteria for the scheme, and grant amounts also vary depending on your location.

Peet recommends understanding the eligibility criteria specific to the state you live in, however as a general rule; if you are an individual over 18 years of age, an Australian resident or citizen, have never received a FHOG or purchased a house in Australia before - there's a good chance you'll meet the eligibility criteria. If you are buying the property with a partner, it's worth noting that their circumstances will also be taken into consideration when determining your eligibility.

To check the exact criteria for your state, visit [firsthome.gov.au/](https://www.firsthome.gov.au/) to access individual state's FHOG information online.

Applying for the FHOG

Once you've confirmed your eligibility, you're ready to apply for the FHOG. Across all states in Australia there are two ways to apply.

You can either apply directly with Government or through an approved agent.

In most cases the lender who is providing your finance will lodge the FHOG application for you. If you require the funds for settlement, or the first draw down/progress payment on your loan, you **MUST** apply through an approved agent.

Applying through an approved agent is often more convenient as they handle all of the paper work on your behalf.

Each state has a list of banks and financial institutions that are approved to apply on your behalf. Talk to your mortgage broker or bank to discover whether your lender is an approved agent. A list of approved agents can also be found on your local government's FHOG website which you can access here: [firsthome.gov.au/](https://www.firsthome.gov.au/)

What documents will I need to have ready?

We've included a comprehensive list below of the evidence you will require, and examples of the documents that are acceptable. Please note these can vary between states and whether you're applying directly or through an agent. You will need:

A completed FHOG application form for your state

(you can download the application form on your local government's FHOG website, which you can access [here](#).)

Contract of Sale and Purchase of the home or, if building a copy of the building contract

(If you're applying directly)

Evidence of identity (with photo) and citizenship

Document examples:

- Australian driver licence
- Passport
- Proof of Age photo ID card

Australian citizen:

- Australian birth certificate issued by the Registry of Births, Deaths and Marriages
- Australian passport
- Citizenship certificate.

If you are a citizen of another country:

- Passport and,
- Evidence of permanent residency or permanent residence visa

If you are a New Zealand Citizen

- Current Passport

Evidence that you and your partner live in Australia

Document examples:

- Medicare card
- Motor vehicle registration
- Centrelink or Department of Veterans' Affairs card

Evidence of you and your partner's current residential address

Document examples:

- Utility documents (e.g. bills for electricity, gas, water)
- Building or contents insurance policy
- Rate notice
- Mortgage papers for the property for which you are claiming the FHOG
- Electoral enrolment card
- Lease or tenancy agreement
- Work notice/reports/reference
- Taxation assessment notice

Additional supporting evidence

Additional supporting evidence may be required if any of the following applies to you:

- Married - a copy of your marriage certificate
- Divorced - a copy of your divorce certificate
- Widowed - a copy of the death certificate of your spouse/partner
- Separated - a statutory declaration with the following information:
 1. the name of your former spouse/partner
 2. former spouse/partner's date of birth
 3. the date you were married or started your domestic relationship
 4. the date you separated or your former spouse/partner's current address (if known),
 5. a statement to the effect that you do not live together and have no intention of resuming living together

When will I get the funds?

Payment times vary across states and depend on whether you're applying directly or through an approved agent. Payment times can also vary depending on whether you're building or purchasing an existing home. Your mortgage expert will be able to confirm when payment will be made based on your situation.

Finding your Perfect Community Checklist

Your home buying journey is about so much more than just deciding on a house. At Peet, we believe that community should play an important part in your decision-making process. Use our handy guide as a community research checklist - complete one for each community you're looking at. It will make comparing a breeze. .

Name of community: _____

Suburb: _____

Developer: _____

Date of visit: _____

Amenities and features

Transport links (public transport and major roads) _____

Shops within the estate or nearby _____

Dining and café options _____

Schools within the estate and nearby _____

Parks, ovals and open spaces _____

Playgrounds _____

Walking and cycle trails _____

Community facilities _____

Community programs and events _____

Future vision of the estate well explained _____

Does it suit my lifestyle? _____

Convenience

Proximity to work _____

Proximity to favourite weekend activities _____

Family/friends closeby _____

Proximity to kids' schools / sport _____

Word of mouth

Facebook page/group _____

Council pages _____

Family and friends _____

Residents in the community _____

Quality

Trusted developer _____

Presentation of the estate _____

Quality of the public open spaces _____

Quality of the homes _____

Positive feeling when driving through _____

Home choices

Range of house and land packages _____

Range of other housing available _____

Price range of blocks or house and land _____

Customer service

Professionalism of sales team _____

Provided the information I needed _____

Listened to my needs _____

Choosing your Home Checklist

Regardless of whether you're building or buying your home, the clearer the picture you have in your head of your new home, the more likely it will become a reality.

Once you know exactly what you're looking for, the search becomes far easier.

Bedrooms

- How many bedrooms do you need?
- Would you like a master bed with walk in wardrobe and ensuite?
- Where should your children's bedrooms be located within the home?

Bathrooms

- How many bathrooms do you need?
- Would you like each bathroom to contain a bath and/or shower?
- Would you prefer a separate toilet?

Car spaces

- Do you need a lock up garage?
- Could your garage double as an area for storage?
- Will you need access directly into the home or backyard?

Kitchen requirements

- Do you prefer gas, electric or induction hotplates?
- Think about how often you cook and the amount of bench space you will need.
- Do you need a butler's pantry and/or a walk-in pantry?
- How much storage will you need? Do you need overhead cupboards?

Living areas

- Design your home around where you anticipate spending most of your time. ie. Do you enjoy entertaining? Do you like

relaxing with your family? Do you spend a lot of your time cooking? etc

- Would you like to have a theatre room?
- Would you like an alfresco area?
- How would you like your entertaining spaces to connect to the rest of the home?
- Do the kids need their own living space or study area?

Outdoor

- Do you have time to take care of a large garden or would you prefer an outdoor area that requires low maintenance?
- Would you like to have a swimming pool?
- Does your outdoor space need to be pet friendly?
- Also, consider your climate and whether you need an enclosed or sheltered outdoor living space.

Energy efficient

- Are you considering installing solar panels?
- Consider appropriate window treatments to assist in heating and cooling your home.

Storage

- Don't forget about storage for your vacuum, broom, linen and other household items.

Smart homes

- There are many options when it comes to smart wiring and home automation. This should be considered during the designing and planning stage of your build.

Contracts and Settlement Checklist

Leading up to settlement day can be a busy time – there’s a lot to organise and check.

As property settlement is largely a legal process, your Conveyancer is responsible for much of what needs to happen. However, as the buyer there are a number of things that you’re responsible for, to ensure that everything runs seamlessly on settlement day.

Three - four weeks before settlement day

- Organise home and contents insurance**
Give yourself plenty of time to shop around for the best price and plan to suit your situation. You’ll need to ensure that it takes effect on the exact day of settlement.
- Work through any conditions of sale.**
If your contract of sale had conditions included, you’ll need to resolve them now so you can go unconditional before settlement day.
- Confirm finance and complete all documentation.**
Now is the time to contact your lender to make sure your property finance is ready to go.
- Sign your building contract.**
If you’re purchasing land to build on, your plans should be confirmed and your building contract signed to ensure your loan is approved and your land purchase can settle by the due date.

One - two days before settlement day

- Conduct a final house inspection.**
Even if you’re buying a brand-new home, it’s important to ensure that everything is as you expect it to be before you settle. Check that any fixtures such as ovens and blinds that were included in the contract of sale, remain in place.
- Go through the settlement statement with your Conveyancer.**
This often happens very close to settlement day as your Conveyancer has to wait on information from the vendors’ Conveyancer before they can create a final statement.
- Clear your diary around settlement time.**
Most property settlements happen electronically. You no longer need to sign papers in person with the bank or your Conveyancer. However, if anything unforeseen arises you’ll want to be available to meet your Conveyancer at short notice.

Moving Day Checklist

Moving into your new home is an exciting time. And with so much to plan for, it's also a very busy time.

Here's a checklist to use for a stress-free moving day.

Leading up to moving day

- Book in annual leave if you need to** – give yourself plenty of time to settle.
- If you're using movers, book them in early.**
Ask around to ensure you're picking a reputable, reliable moving company. Source quotes from at least two companies so you're aware of the costs involved upfront, and you're comfortable that you're getting the best deal.
- Order packing boxes. Before you buy them:**
 1. Ask friends/family who have recently moved whether they have any leftover boxes in good condition.
 2. Check to see if anyone you know is able to source boxes from their place of work. Many businesses discard packaging every day!
 3. Try your local supermarket or green grocer – the products they sell are often delivered in boxes that are perfect for packing.
- If you're renting, give notice to your landlord or property manager – Make sure it's in writing.**
- Book cleaners/carpet cleaners for your rental property.**
- Book final inspection of your rental property for your moving day.**
- Arrange care for the big day for pets and children.**
- The phrase 'many hands make light work' is certainly true for moving house.** Call friends and family and see if they're free and willing to lend a hand on the big day.
- Declutter – don't pack anything that you don't love or you haven't used in the last six months to one year.** Consider donating or selling unwanted items.
- Start packing!** Labels all boxes clearly and use a ranking system to mark them in order of unpacking importance.
- Collate all of your important documents and store them in water-proof folders.**
- Inform banks, schools, insurance providers, mobile phone, and other utility providers of your change of address.** Arrange mail redirection with Australia Post just in case there's anything you've forgotten to update.

Create a moving caddie with:

- A copy of this checklist and a pen! Scissors Keys Sharpie
 Packing tape Stanley Knife Hammer Allen Keys Screws
 Nails Toilet Paper Water Bottle

 Cancel or re-direct any ongoing subscriptions or services

Such as newspaper deliveries or lawnmowing.

 Set up utilities at your new home

- Gas Yes No Electricity Yes No
 Home Phone Yes No Internet Yes No

 Do an online grocery order to be delivered to your new home on moving day. That way you'll have all of the essentials ready to go. You might want to sneak a bottle of bubbles or two into the order, so it's chilled and so you can celebrate on your first night.

 Plan out the furniture placement in your new home so you know exactly where to place an item when it arrives. This saves double-handling and can also help you identify any new furniture items you may need. Make a list of anything you need to buy; this could include new whitegoods.

On moving day

 Ask one of your helpers to be in charge of drinks and snacks for everyone.

Keeping fed and well-hydrated during the day is always a good idea.

 Remember to let your helpers know about your box labelling and ranking system – that way they know where to put the boxes as they load them off the truck.

 Unpack kitchen and make beds first.
 Unpack right the first time. Throwing things into any old cupboard just to get them out of boxes is not a good strategy. It's unlikely you'll ever come back and re-organise it once it's packed away!

 Do a final inspection of your rental property, ensure you've packed everything (check back of wardrobes!) and take a final utility reading before leaving.

 And finally, relax. Don't rush the unpacking process. Do one room at a time completely, starting with the kitchen. As long as the beds are made and you've got something to eat, there's no reason to hurry!

The logo features a stylized house icon with a smiling face below it, all in white.

Home buyer *toolkit*

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