Unit Purchase Process
(Apartments & Townhouses)

PAVILION HOMES
Building Services

9 Easy Steps

1. Determine Your Budget & Requirements

- Determine your budget and get your finance pre-approved in writing
- Determine the type of property and suburbs you are interested in

2. Choose Your Property

- All current Pavilion properties available for sale can be viewed on our website. You can also register online for our mailing list to be kept informed of new property listings
- To experience our build quality and style, please visit a Pavilion display home. Current and upcoming display homes are listed on our website

3. Select your Colour Board (if applicable)

- The Pavilion colour consultant prepares a designer colour scheme for each unit
- In selected larger developments, Pavilion may offer the choice of three designer colour schemes (viewable in the Pavilion display home)

4. Secure your Property

- To secure your property, simply submit the flyer of your chosen property (completed with colour board selection if applicable) to a Pavilion sales representative, along with a non-refundable part payment of $2,500 to prepare contracts (this part payment is deducted from the total price), your solicitors details, and copy of your finance written pre-approval

5. Exchange Contracts

- Following your property selection and non-refundable part payment, you will be issued with standard industry contracts. In most cases this will occur within 2 weeks
- Once received, you will have 14 days to review, sign and exchange the contracts, and pay the balance of a 5 - 10% deposit to your solicitor
- No changes/variations can be made after this point so please ensure you have selected your colour board (if applicable) and confirmed the correct plan and details are included in the contract prior to signature

6. Construction

- Depending on size and complexity of the development, construction generally takes about 6 – 18mths after plan approvals
- Due to OHS requirements, it is not possible to go onsite to view your property during the construction process

7. Final Inspection

- Within about 7 working days after the issue of the certificate of occupancy, you will do a pre-settlement inspection with a Pavilion staff member to view the finished property
- Approved touch-ups are completed within about 21 working days thereafter

8. Settlement & Handover

- Units plan registration is required before settlement can occur and this is usually issued within about 1 – 3 months after construction completion
- Once units plan registration is received, the approved touch-ups are completed and the balance of payment is received, settlement will occur and the property is yours to enjoy!

9. Warranty Period

- In the case of any issues identified after settlement, there is a 90 day maintenance period provided to have these addressed
- Pavilion also provides a full structural warranty to ensure total peace of mind

Unit Payment Stages
(Apartments & Townhouses)

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4 Payment Stages

1. Securing Your Property – Part Payment

- To secure your property, you will need to pay Pavilion a non-refundable part payment of $2,500 to prepare contracts (this part payment is deducted from the total package price)

2. Contract Exchange – Deposit

- Following your property selection and non-refundable part payment, you will be issued with standard industry contracts. In most cases this will occur within 2 weeks
- Once received, you will have 14 days to review, sign and exchange the contracts, and pay the balance of a 5 - 10% deposit to your solicitor

3. Stamp Duty

- Depending on the development, stamp duty may either be payable within 90 days of exchange, or deferred until just prior to settlement
- Your solicitor will confirm timing for the payment of stamp duty

4. Property Completion – Settlement

- When your solicitor is notified this milestone is reached, you will do a pre-settlement inspection with a Pavilion staff member to view the finished property
- Approved touch-ups are completed within about 21 working days thereafter
- Once the approved touch-ups are completed, the balance of the purchase price is due
- Once payment is received, settlement will occur via your solicitors and the property is yours to enjoy!