



It's all about your journey



Welcome to Harmac Homes

Fulfilling our customers' home ownership dreams is our passion.

Smart design ideas, outstanding value and an uncompromised commitment to quality – coupled with our personalised service – is at the heart of every home we build.

What's important to our customers, is important to us.

That's why our experienced team, with many years in the building industry, has created our process to be uncomplicated, easy-to-understand and stress free, because the home building journey should be memorable, for all the right reasons.

We make the new home process simple and stress free.



Your new home
in 5 simple steps

Secure
your finance

Choose your
House & Land
Solution

Select your
style theme

The building
journey

Enjoy your
new home

STEP 1.

STEP 2.

STEP 3.

STEP 4.

STEP 5.

Luxury included


Our range of home designs include standard inclusions that genuinely stand out from the rest.

With stone benchtops, stainless steel appliances and a dishwasher all included, your gourmet style kitchen will certainly impress.

Features and fittings such as high ceilings throughout*, downlights and alfresco sliders with flyscreens plus floor coverings and tiled shower bases are all included – in every home.

Expect to create a streetscape to be the envy of your neighbours with a stylish colour-through-driveway and your choice of metal roof or tiled roof as standard inclusions with your new home.

And, it doesn't end once we hand over the keys – our warranty-care program and 25-year structural guarantee gives you the utmost peace of mind for the long term.

 Step by step, we deliver

We are proud of our commitment to quality and look forward to sharing in the joy with you as your new home progresses. In the lead up to each of the major milestones, our team will organise a site visit for you to meet your supervisor and tour your new home taking shape. Keeping you informed of the progress and involved in the journey is our focus.



Did you know?

Harmac Homes brings together many years of construction and service experience from leading Australian builders.



Our standard inclusions are anything but standard.

- 2590mm High Ceilings Throughout*
- LED Downlights (6 no. as standard)
- 20mm Caesarstone Benchtops to Kitchen
- 900mm Italian Made Stainless Steel Free Standing Dual Fuel Cooker
- 900mm Italian Made Stainless Steel Canopy Rangehood
- Overhead Cupboards including above Refrigerator Space
- Timber Laminate Flooring or Floor Tiling
- Laminate Cabinetry with Insert Trough to Laundry
- Alfresco Sliding Door (including Flyscreen Doors)
- Vinyl Sliding Doors to BIRs & Linen (if applicable)
- Semi Frameless Shower Screens to Ensuite & Bathroom
- Tiled Shower Bases to Ensuite & Bathroom
- Hand Held Shower Head & Mixer
- Dishwasher
- Double Towel Rails to Ensuite & Bathroom & Toilet Roll Holders
- Colour Through Concrete Driveway
- Metal Roof or Concrete Roof Tiles
- Independent Quality Assurance Inspection, Re-inspection & Certificate upon Completion

*2440mm High Ceilings Second Storey



Fixed Price Site Cost



Independent Quality Assurance



Warranty Care Program



25 Year Structural Guarantee



It really is all about the journey – your journey.

From the moment you visit one of our display homes, to navigating the finance options, choosing the right home and land package and adding your personal style, our team is with you every step of the way.

Our dedicated customer service and building teams partner with you to keep you informed and confident throughout the building phase and beyond, as you watch your new dream home unfold.



Helpful Tips

Think about your family and lifestyle needs now and into the future, our experienced sales team can help you to navigate the options.

Discovery

1

Explore our designs
Understand your needs and guide your research.

2

Confirm your finance
Introduce our recommended finance partners.

Visit the Harmac Homes displays and explore the website.

Confirm your budget and unconditional finance plan.

Pre-building Steps



Choose & Select

3

Provide a tailored fixed price home quote.

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Secure your guaranteed site start and select your designer Colour Schemes from our collections or book a consultation with our Design Studio.

Pay your deposit and book a consultation with our Design Studio

Introduction

4

Your Customer Support Co-ordinator will make contact to introduce you to the journey ahead.

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Your Customer Support Co-ordinator will partner with you from start to finish and is your main contact for all enquiries.

Contract

5

Provide a tailored fixed price contract.

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Sign a 100% Fixed Price Contract, with no hidden extras, giving you certainty around your budget.

Pay the balance of your deposit

Finance confirmation

6

Your Customer Service Team can help you collate this information.

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Provide us with unconditional finance documentation from your lender.

Land ownership

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This is an important step in your journey to get ready for your site start.

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Provide confirmation of land settlement and ownership.

Permit approval

8

Apply for approvals for relevant permits.

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Site preparation
Make sure your land is clear of rubbish, long grass and trees, and your survey pegs are in place.

Meet your Site Team

9

Your Customer Service Team will schedule a pre-site meeting with your site supervisor.

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Attend your pre-site meeting with supervisor and CSC.

Construction Journey



Foundation

10

Our team will pour your slab and install any underground services.

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Meet your supervisor to walk your new slab!

Your first progress payment is due

Frame

11

Your home takes shape with a frame and roof trusses.

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Check out your new home taking shape with a site visit with your supervisor.

Your second progressive payment is now due

Lock up

12

Brickwork and roofing is completed along with the start of the plumbing and electrical work.

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Your home is now secure, your supervisor will meet you on site to show you around.

Your third progressive payment is now due

Fixing

13

Plastering, stairs, kitchen cabinetry and vanities are installed.

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It really looks like your dream home now, meet your supervisor on site to tour the latest updates.

Your fourth progressive payment is now due

Quality Assurance

14

A 100% Independent Building Inspector will inspect, re-inspect and present a certificate to you prior to completion. Our commitment to quality, and thorough review process, gives you the assurance that your new home is built to the high standard we promise and stand by.

Practical completion

15

Paint, tiles and bathroom fixtures are completed and the final plumbing, heating and electrical fittings are installed.

Time to Enjoy



Final inspection

16

Organise a final inspection for your completed home.

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Handover
Attend a handover appointment to receive your keys and finalise settlement.

Your fifth and final progress payment is now due

Warranty

17

Schedule a maintenance inspection for after handover.

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As you settle in, note any maintenance concerns to raise at the inspection.

Note: Land title delays and re-establishment surveys are not the responsibility of Harmac Homes and may impact the customer timeline.



We value
your feedback

Tell us about your experience!
We welcome feedback and are focused
on always improving to provide an
exceptional customer experience.

Your customer team will invite you
to complete a survey during your
journey to provide us with feedback
on your individual experience.



THE INFORMATION PROVIDED IN THIS DOCUMENT IS ACCURATE AT TIME OF PRINTING, MAY 2020, AND IS INTENDED AS A GUIDE ONLY. CUSTOMERS SHOULD REFER TO HIA CONTRACT DOCUMENTATION FOR INDIVIDUAL MILESTONE DATES. THE BUILDING PROCESS OUTLINED REFERS TO A STANDARD HOME DESIGN WITHOUT CUSTOMER VARIATIONS. LAND TITLE APPROVAL AND RE-ESTABLISHMENT SURVEYS ARE NOT THE RESPONSIBILITY OF HARMAC HOMES AND CAN IMPACT THE BUILDING TIMELINE. CONDITIONS APPLY.



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