



# Free finance check with MyChoice Home Loans

## Need help with your finance?

McDonald Jones can introduce you to MyChoice Home Loans, an accredited independent Australian owned and operated mortgage broker. MyChoice Home Loans are backed by some of the biggest and most respected financial lenders in Australia and are often able to offer specialised home loan options to you at lower than average interest rates.

### The MyChoice Home Loans difference:

- One experienced person will look after you throughout your journey
- We use our relationships to negotiate better outcomes for you
- We have access to custom designed construction loans just for you
- We have access to in house loan approvals for your construction loan
- We settle your construction loan and get consent from the lender to build
- We look after you once your loan has settled
- We make the process faster, so you can start building sooner.

[mychoicehomeloans.com.au](http://mychoicehomeloans.com.au)

**MyChoice Home Loans Pty Ltd** Authorised Credit Representative  
Number 485273 of Mortgageport Management Pty Ltd  
Australian Credit Licence 386360 ABN 13 610 250 578 ACN 610 250 578

**Discover our display homes today!**  
*Open from 10am to 5pm every day.*

**1300 555 382** Find us on   

[mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)

NSW BLN: 41628

Part of the  **mjhgroup**

Images may depict fixtures, finishes and features not supplied by McDonald Jones such as landscaping, alfresco decking, paving, fencing, swimming pools and furnishings. The photos may also depict optional variations to the standard home which incur additional charges such as window splashback, pendant and down lights. For detailed home pricing, please talk to one of our consultants. Newcastle Quality Constructions Pty Ltd. ABN 82 003 687 232 – Builder's Licence Number 41628. T/A McDonald Jones Homes. ACT: McDonald Jones Homes (Canberra) Pty Ltd ABN 64 150 533 298 - ACT Builder's Licence Number 20121296. ACT Architect Reg No. 2470. Edition 2. March 2018.



**mcdonald jones**

FIND YOURSELF AT HOME

# Knock Down *Re-Build.*



Love where you live...  
yet don't love your home?

McDonald Jones  
is the solution!



**1300 555 382**

[mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)





# Knock Down and *Re-Build* with the experts.

Here's how to  
get started...

## Step 1.

We assess your existing home and location using the information you have from your original purchase contract, and any previous tests and reports that have been conducted on your land. We then discuss any additional reports we may need to purchase.\*

## Step 2.

We work within your needs and budget to help you find the McDonald Jones architecturally designed home that fulfils your hopes and dreams.

We adjust the home options to fit the land, Complying Development Certificate (CDC) and Council Development constraints.

We complete an initial site inspection and you relax as we prepare a comprehensive, company-backed written quotation to give you confidence in taking the next step forward towards your dream home.

## Step 3.

We walk through the quotation with you and discuss the implications.

When you are satisfied with the quotation, you pay an acceptance deposit and are on your way to plan preparation, colour and inclusion selections.

After the Building Plans are approved and the demolition has taken place, the construction begins!

\*We may be required to purchase reports for your block of land to determine building requirements.

**It can be upsetting  
and disruptive  
to leave...**

- Friends and neighbours
- Schools and facilities
- Sports clubs
- Your current view

- The suburb you know and feel safe in
- The feeling of knowing you're at home



## What you need to know...

### The McDonald Jones Process

- We will complete a Site Inspection to assess the possible implications we may encounter. This information and guide will be issued to you in your quotation.
- With the purchase of required reports, we will amend your quotation to reflect new information that has come to light and the new quotation becomes a tender.
- You will attend MyChoice Colour Selection Appointments, a Plan Presentation and you will sign a Home Building Agreement to formalise the partnership between us.
- Plans will be lodged to council for approval.
- Site start will commence when approval is received and we gain Authority to Commence Construction from your Lender.
- Your old home will need to be removed prior to the start of construction but can remain until the building approval is received. Your demolition expert will need to be ready to proceed.

### Demolition

You will be responsible for the preparation of the site and you will need to engage an expert in the demolition field to:

- Remove all structures within the building area above and below the surface.
- Removal and capping of the services to the boundary.
- Possible re-positioning of the sewer junction point.

For peace of mind we will provide you with a checklist of requirements for the qualified demolition company to complete the site preparation. The demolition company will assist you with applications to Council for the removal of your existing home. When the successful and compliant demolition is completed a Clearance Certificate will be issued to you.

You will need to prepare for the demolition as we get closer to the site start – we will discuss the timeline with you.

We recommend you discuss the timeline of the demolition and construction with your neighbours.

Demolition is not our business so we can only suggest names in your local area for you to research prior to any engagement. We are not affiliated with any demolition company and cannot be responsible for their work. We recommend that you acquire several demolition quotations to compare inclusions. You should also ask for testimonials from their recent clients and you may be able to check reviews online.

We will inspect the site after the demolition has taken place to ensure we are happy to take possession of the site for the build.

### Partnering with McDonald Jones

Cooperating with us will create more certainty for you in terms of timing for the entire project. This will assist you in planning alternative accommodation between the demolition of your old home and the handing over of keys to your brand new McDonald Jones dream home.