BUILDING PACKAGE FAQ's

WHAT IS BUILDING PACKAGE?

A Building package is a complete packet where the stand, plan and final house is bundled and financed together. A building package can either be sold with a provided stand and/or plan, or can be put together for your specific needs with a custom plan if you have a stand in mind. Each client is pre-qualified and then LCL Construction will go through the process of having your plan drawn up that will fit within your pre-approved budget but will also meet with your choice of design and finishes. After a concept plan has been drawn up LCL will go ahead with costing the plan, getting all the documents ready that the bank requires. Once the building package loan is approved, the funds are advanced to LCL in stages/progress payments during the construction period of the house. Once the home is built, the Building loan will recert to a normal Home Loan.

WHAT DO I NEED TO APPLY FOR A BUILDING PACKAGE?

- An Offer To purchase on a stand.
- A Quote from LCL Construction.
- LCL Construction's NHBRC enrolment certificate
- Preliminary Building plans with a supporting schedule of finishes
- A signed contract between yourself and LCL Construction

WHAT IS A TYPICAL CONSTRUCTION TIMELINE FOR A BUILDING PACKAGE?

Of course, every custom construction job is different, but there are some steps in the process that are standard. At LCL Construction, each client receives a tailored construction timeline before we even break ground. The timeline is tailored to your specific plans and is updated bi weekly.
Generically speaking for a building package of approximately 450m2 – 500m2 might take 10-12 months from start to finish and a timeline might look like:

PRECONSTRUCTION PERIOD: (3-4 MONTHS)

- draw up plans & approvals
- permits, loans, nhbrc enrolment & paperwork

CLEARING THE STAND AND LAYING THE FOUNDATION (2 MONTHS)

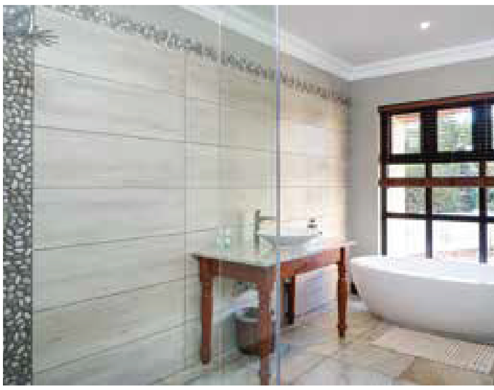
- clear the stand, earthworks
- install steel and cast foundation

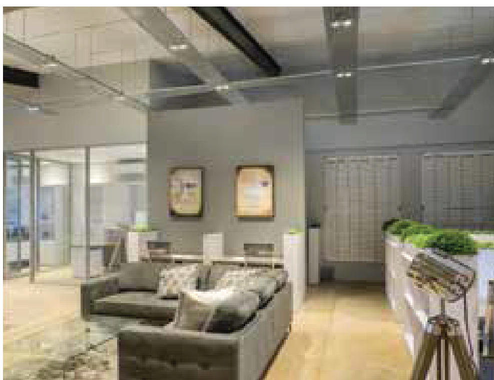
WET WORK/ SUPERSTRUCTURE AND INSTALLATION OF ROOF (3-4 MONTHS)

- build ground floor, cast ground floor slab
- build first floor, cast roof slabs and install roof
- plasterwork and paintwork
- electrical and plumbing point installation

FINISHING – INTERIOR & EXTERIOR (2-3 MONTHS)

- install tiles, cupboards, kitchen appliances, sanitary appliances, light fittings
- landscaping and swimming pool installation
- final finishes & snag list





STEPS BY STEP PROCESS

- Enquire with your Esate agent or with LCL Construction about building packages.
- Set up a meeting to determine your needs and establish a basic budget for the building package. This will often mean being pre-qualified at a bank or a bond originator.
- Identify potential stands with your estate agent. Decide on a stand and sign an OTP (Offer to Purchase) subject to the approval of your building loan.
- Meet with LCL Construction to draw up concept plans and sign the building contract . (All plan fees are for client's own cost - unless agreed otherwise)
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- Hand in documents needed for bond approval
- After finance has been secured meet with LCL Construction and architect to finalise building plans and revise building contract to resemble final plans and site.
- Submit plans to estate's HOA. After HOA approval plans are submitted for city council approval. (All costs involved with approval are for clients own cost)
- Building packages exclude bond and transfer attorney fees. No transfer fees are payable on stands under R750 000.
- After city counsil approval LCL Construction will apply for NHBRC certificate.
- Construction of your home commences. (You are responsible for any bond repayments, bond interest payments and progress draws)
- Construction draws are made by die builder at certain points during the construction.
- Once construction is complete a snag list is made and Builder attends to snags.
- When you are completely happy with your home a "Happy Letter" is signed and the Occupation Certificate is issued after final payment has been received by the builder.
- YOU MAY NOW MOVE INTO YOUR BRAND NEW HOME!