

# 7 SIMPLE QUESTIONS YOU SHOULD ASK EVERY BUILDER



**Q1 How long is the contract price valid for and does it meet your timeframe? If not, what will the increase in price be?**  
Eden Brae offers 18 months price protection - 12 months included as standard, additional 6 months capped pricing available.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



**Q2 Is your contract price and site costs fixed and will there be increases beyond your budget?**

Eden Brae offers fixed price contract including engineer designed “M” slab as standard.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



**Q3 Does the builder have an accredited quality system and are their quality inspections really independent?**

Eden Brae has the highest level quality accreditation and supports this with independent inspections by Tyrrells Property Inspections.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



**Q4 when will your house start and does the builder have the capacity to build your home to the required quality and time frame?**

Eden Brae forecasts your start date when you pay your preliminary fee and limits the numbers of homes built each month.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



**Q5 Does your builder provide 24hr updates on the progress of your new home?**

Eden Brae provides round the clock access to the progress of your new home with our BuildWatch on site camera's and myedenbrae portal.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



**Q6 How much will the builder pay if they don't finish on time?**

Eden Brae offers a rental guarantee of \$650 per week.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



**Q7 Does the builder have solid business and financial strength?**

Eden Brae Eden Brae has been independently accredited with a 4-star gold iCIRT rating by Equifax.

Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



Recognised by Industry Leading Bodies - HIA & MBA

[www.edenbraehomes.com.au](http://www.edenbraehomes.com.au)

 eden brae  
homes  
BUILD WITH CONFIDENCE



BUILD  
**SURE**<sup>™</sup>  
Peace of mind.

WE STAND BY  
OUR WORD







## 18 MONTHS PRICE LOCKDOWN

12 MONTHS INCLUDED AS STANDARD WITH ADDITIONAL 6 MONTHS CAPPED PRICING AVAILABLE IF REQUIRED

Eden Brae provides 12 months fixed pricing on all items in the contract, not just the base or package price. In addition to this, Eden Brae Homes can offer fixed capped pricing for a further 6 months to those that require a delayed start.<sup>1</sup>



## LIMITED HOUSING STARTS & FORECAST START DATE

At Eden Brae Homes, we make a point of limiting the number of homes we start every month to ensure our capacity is not exceeded.

This practice allows us to forecast the commencement and completion of your new home – consistent with our Procedure of Purchase.<sup>3</sup>



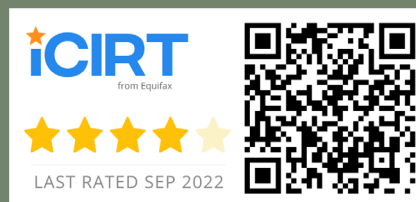
## FIXED PRICE CONTRACT

Our prices are fixed and contracted with no surprises or additional charges for unforeseen site conditions.

Can you afford to enter into a contract where you don't know what the final price will be?<sup>2</sup>

## BUILD WITH CONFIDENCE

Our **Buildsure™ Guarantee**, combined with our 4-Star Gold **iCIRT** rating, ensures you can enjoy unparalleled confidence and assurance when choosing **Eden Brae Homes**.



The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at [www.buildrating.com](http://www.buildrating.com). Please scan the QR code for further information on this particular iCIRT star-rating.



## BUSINESS MANAGEMENT & FINANCIAL STABILITY

The solid business foundations and financial strength of Eden Brae Homes has been proudly recognised as industry leading by both the Housing Industry Association and the Master Builders Association.



## INDEPENDENT QUALITY INSPECTIONS & ACCREDITED QUALITY SYSTEM

Only Eden Brae Homes has all of its homes independently inspected by Tyrrells Property Inspections.

Would you trust a builder without a quality assurance program?



## BUILDWATCH

Eden Brae provides round the clock access to the progress of your new home with our BuildWatch on site camera's and myedenbrae Portal, which provides our customers with 100% complete transparency.<sup>4</sup>



## RENTAL GUARANTEE

Simple – if we don't finish on time, we pay your rent. Eden Brae Homes leads the building industry with exceptional construction times and guarantees these time frames with our rental guarantee.<sup>5</sup>



All further structural guarantees are in accordance with Statutory requirements. 1: Price Lock Down: In addition to our standard 12 months, start dates can be further extended by up to 6 months at an additional cost. 2: Applies to exclusive EBH House & Land Packages and Essentials Package during construction.

3: Start Date subject to client, developer and council meeting timeframes including but not limited to land registration, tender and contract signing in accordance with our Procedure of Purchase, developer and council approval. 4: BuildWatch allocation is subject to area internet connectivity.

5: Rent up to \$650 per week maximum. Conditions apply. Eden Brae reserves the right to change or withdraw from this offer without notice or obligations. Eden Brae Homes Licence Number: 120300C. Effective June 2023