

SCENIQ

BILAMBIL HEIGHTS



Guide to buying off the plan

As you take the next steps in your home-building journey, we're excited to provide a selection of helpful tools and contacts who can assist with building options, financing and legal requirements.

Home building made *easy*

You'll love coming home to Sceniq.

To streamline your new build, we're pleased to share with you a selection of trusted professionals who come highly recommended by our existing customers and are available to help make your experience as smooth and stress-free as possible.

We have no affiliation with these groups. Please feel free to contact your choice of consultant directly, or let us know if you would like any assistance with arranging meetings or site visits.

If you have any questions or need further guidance, Julie is just a call or email away and happy to help.

Contact Julie on **1800 281 820** to arrange a site inspection, or to discuss land for sale in Sceniq Bilambil Heights.

Builders / House & Land Packages

Relax, knowing we've hand selected a range of currently active local builders who are familiar with the homesites available in Sceniq.

Builder/Designer	Contact	Website
Vision Design Live Custom Home Designer	Melissa Morgan 0451 464 740 melissa@visiondesign.live	visiondesign.live
G.J. Gardner Homes Tweed Heads & Ballina	Kane Munro, Sales Manager 07 5523 0988 kanemunro@gjgardner.com.au	gjgardner.com.au
Roscher Designs Pole Home Builder	Ross Ovington 0415 752 441 ross@roscher.com.au	polehomedesigns.com.au
Callaway Homes (Custom designs on Lots 91 & 93)	For an introduction, please contact Julie on 1800 281 820 sceniq@rpmgrp.com.au	



Building Certifier

In New South Wales, you need a building certifier to legally validate your new construction or renovation project.

They act as independent regulators ensuring your building meets all safety, health, and design standards, and you cannot legally start building or occupy a finished property without their certifications.

You can search for a registered building certifier here:

[Find a Certifier](#)



Home Loan Consultant

Before making a decision to buy, or as you approach your land settlement we suggest you speak with a home loan advisor to understand your options. They can guide you on your borrowing capacity, an estimate of home loan repayments and the type of loan that best suits your individual needs.

To better assist you on this journey, please see a list below of items that your Broker and Solicitor may require:

- Driver's licence or Passport
- Recent payslips x 2 (employee)
- Recent Notice of Assessment (self-employed)
- Recent home loan statements
- Recent banking history statements
- Recent credit card statements

Local mortgage broker HTH Finance is familiar with Sceniq and has assisted other purchasers in this new community, as well as having a selection of free mortgage guides and calculators available on their website:

HTH Finance

Jason Cassels

0494332547

jason@hthfinance.com.au

www.hthfinance.com.au

“Here to help you achieve your financial goals.”

Click the image to read more about how a broker can help >



Complying Development

COMPLYING DEVELOPMENT IS A FAST-TRACK APPROVAL PROCESS

Some house designs have gone through the design review and planning process to confirm they are suitable for Complying Development.

This means they meet all required planning codes. Rather than apply for a full DA, you can simply engage a private certifier, and a CDC will be received within as little as 20 days* meaning you can **start construction sooner, and potentially save up to \$15,000***.



 [Read More](#)

 [Watch Video](#)





Solicitors & Conveyancers

Legal expertise is critical when reviewing contracts, understanding local regulations, and ensuring a smooth transaction. We recommend engaging in one of the following local firms, as they are well-versed in property and building law and have been highly recommended by other clients.

Consultant	Contact	Website
Border Conveyancing Tweed Heights Shopping Village, Banora Point	O7 5524 7668 admin@borderconvey.com.au	borderconvey.com.au
Keating Law 122 Griffith Street Coolangatta	john@keatinglaw.com.au O4OI 38I 198	keatinglaw.com.au
Julie Earl Conveyancing Sunway Place Ballina	O448 235 52O brooke@julieearlconveyancing.com.au	julieearlconveyancing.com.au



Transfer duty calculator

New South Wales buyers must pay transfer duty on all property, including land and house and land packages, whether an owner occupier or an investor.

Before deciding whether to buy an established home or vacant land, you should seek advice on the different transfer duty amounts payable. When purchasing land (or a House & Land Package under separate Land and Building contracts as is the case in Sceniq), **you will only pay transfer duty on the land purchase price, which can offer significant savings compared to buying a second hand home.**



Use the residential property buyer tool to find out the taxes and duties you may need to pay, as well as exemptions and grants that you are entitled to receive.

[Find Out More](#)



Sceniq is proudly developed by:



SCENIQ
BILAMBIL HEIGHTS

Disclaimer

Subject to change, current at the time of preparing. Landowners should conduct their own enquiries with their own builder, designer, certifier or town planner in regard to Tweed Shire regulations when preparing home designs.

The Buyer has no claim against the Seller or Agent in respect of any changes made to any third party referrals.

Independent legal and financial advice should be sought - there is no obligation for the Buyer to engage the consultants included herein, and all Buyers are responsible to make their own enquiries in this regard.

1800 281 820

sceniq.com.au