

ARKADIAN Homes

At Arkadian Homes we'll look after you

Arkadian Homes is a family run business with over 40 years of experience building homes for Australian families.

We believe in providing our clients not just the best quality home but the best quality service, priding ourselves on delivering an enjoyable, supported and stress-free experience. That's why every project is overseen by our directors Jeff and Fiona Kittelty.

Because every detail counts from your home design, color selections, inclusions and everything in between, we are there with you at every step of the way. We know how to make a difference, and we see it as our job to look after you.



OUR BUILD PROCESS



STEP 1: INITIAL MEETING

Visit our Display Home and discuss with one of our Sales Consultants the range of pre-design home options that best suits your budget and style.



STEP 2: YOUR HOME DESIGN

Select your home design floor plan and facade that best suits you and your family. Our expert design and interiors team are here to help you along the way.



STEP 3: ON SITE MEETING

Meet Managing Director Jeff Kittelty onsite at your lot of land to discuss how to optimise your home design and land opportunity. Here he will discuss with you everything from your home's orientation, leveling, or provide suggested changes to your floor plan to maximise your home's potential.



STEP 4: PRICE ESTIMATE

Here we will present you with a competitive and transparent price estimate so there are no hidden surprises. Simply pay a standard design (\$1,500) or tailored design (\$2,500) deposit to secure your home, and continue your home journey.



STEP 5: DESIGN AMENDS AND ACCEPTANCE

Working alongside your design team, we will action any changes you would like tailoring your floor plan and ensuring it perfectly matches your budget and how you and your family likes to live. Move to the next stage by paying your standard design (\$3,000) or tailored design (\$3,500) acceptance fee.



STEP 6: ENGINEERING AND ENERGY

We will organise engineering and energy reports to ensure every aspect of your home is considered, supporting an efficient and sustainable home.

STEP 7: K-STUDIO

This is where you can flex your interior design muscles. Lead by Fiona Kittelty and our interior styling team, we will work with you to bring out your homes personal style. Finalising color selections and interior inclusions, our design team can even discuss optional upgrades should you wish to add that next level of finesse, and really express your style.



STEP 8: CONTRACT

Your home design complete, colors selected and upgrades confirmed, we will present you with a final fixed price for your new home. Meeting with Jeff Kittelty to confirm the contract, construction will commence after the contract is signed and a 5% fee is paid.



STEP 9: PERMIT AND FINANCE

Here we action the final paperwork before getting your home's construction underway. Confirming your building permit and receiving your Unconditional Loan Approval, we send off all orders and move to the next stage.



STEP 10: CONSTRUCTION COMMENCEMENT

This is where the magic happens and your home officially starts to take form. From slab completion, framing, roofing, windows, external claddings & brickwork, plaster, cabinetry, tiling, flooring and final inspections, our construction team will keep you informed at key milestones. They'll even send you progress reports and photographic updates each step of the way.



STEP 11: K-STAMP OF APPROVAL

Because quality of design, build and inclusions are a cornerstone of Arkadian Homes, your home will be personally inspected by Jeff and Fiona Kittelty prior to handover. They will ensure every aspect of your home is finished to the highest standard, matching your plan perfectly. Once complete your home will receive the Kittelty K-Stamp of approval.



STEP 12: YOUR HOME INSPECTION

Practical completion achieved, you will be taken on a personal tour of your home with your Site Supervisor to ensure every inch has been delivered as per your contract specifications.



STEP 13: SETTLEMENT

Your final settlement appointment will be booked once you are happy with your new home, at which point the final 10% fee is payable. To prepare for this session and ensure a swift handover, ensure your bank has conducted a final home inspection.



STEP 14: HANDOVER

Handing over the keys, we welcome you to your new home.

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