

# HOME STAGES – FLOW CHART



# HOME STAGES – DESCRIPTION OF EACH STEP



Stage	Steps	Description
DESIGN	Design Ideas	Understanding our client's vision and sharing design ideas
	Site Photos	Client providing several site photos (taken in a circle standing from the centre of the preferred build site) and a site sketch
	Build Budget	Setting the Build Budget prior to 3D Design
	Design Brief	Briefing the 3D Design team
	Preliminary Agreement	To undertake 3D Design, Registered Site Plan, Site Tests, Preliminary Design and Costing. (\$1,500 or \$4,000, which forms part of the Deposit Contract and is not an additional charge)
	3D Design	Improving the Design Sketch for natural light, orientation, space, ergonomics, access and functional considerations
	Site Tests*	Soil tests, percolation tests and contour survey
	Build Budget Validation	Validating the 3D Design and Build Budget, prior to Preliminary Design
	Preliminary Design	Floor Plan and Elevations including: window, door and garage sizes; and the general type and size of cladding, roof and veranda materials
	Build Costing	Build Costing = Design-and-Supply + PC Items + Construction (down to each trade) + Ancillaries. The Build Costing may be used for Finance Approval (if required) and subsequently to expedite the Build Tender.
	Deposit Contract	10% of Preliminary Costing (less the \$1,500 or \$4,000 already paid)
Exterior/Interior Design	Choosing external and internal finishings, by balancing the design concept, site location and client objectives with products, brands, suppliers, quality, maintenance, lifestyle, costs and colours	
CERTIFICATION	Architectural Design	Floor Plans, Elevations and Site Plan
	Engineering Design	Of house and floor system versus site conditions and wind rating
	Site Design*	Plumbing and Drainage Plan, Effluent Dispersal Plan and Foundation Design
	Engineering Certification	Certification of house structure and floor system engineering
	Energy Certification	Certification of energy ratings
APPROVAL	Build Tender	Tendering the Construction for formal quotes from two to three Master Builder Association member builders
	Builder Selection	Selecting the client's preferred builder based on experience, price, availability, past client testimonials and relationship
	Build Contract	Structuring the construction contract to protect our client
	Council Submission Pack	Compiling the documents required for local council approval
	Council Approval	Submitted by the owner builder or contract builder as applicable
BUILD	Build Schedule	Scheduling the build by task and trade, in consultation with client and builder
	Build Lock-Up	Building the home to lock-up: foundation, frame, roof, insulation, cladding, windows and doors
	Product Warranties	Preparing the by-product warranty applications for client submission to suppliers at their respective inspection points in the build cycle
	Build Completion	Building the home to completion, ready for occupancy

\* Each invoiced separately to clients at our cost without mark-up