



# STAGE 1

## CONCEPT DESIGN

### 1 SITE INSPECTION

Our design project manager and architect will inspect your site to provide a qualified assessment regarding its gradients, potential views and solar capture / wind protection. Neighbouring homes will all be taken into consideration and recorded.

### 2 SITE SURVEY

A contour survey of your site will be carried out to establish exact site levels, boundaries, location of services as well as neighbouring properties.

### 3 ARCHITECTURAL DESIGN BRIEF

Our design project manager and architect will meet with you and your family to clarify your design requirements from the basic accommodation through to the style of home inside and out.

### 4 ARCHITECTURAL CONCEPT

Our architect will produce an initial architectural concept, inclusive of scaled floor plans as well as elevations. We will keep working with you on your design until you are completely satisfied and ready to progress.

### 5 3D VIRTUAL REALITY PRESENTATION

We provide 3D images of the Primary elevation at the first concept design stage.

### 6 INDICATIVE PRICING RANGE

Before proceeding to Stage 2, we carry out a Preliminary Pricing Guide to ensure that the design is on budget to your satisfaction.

## DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION

# STAGE 2

### 1 DESIGN DEVELOPMENT / DEVELOPMENT APPROVAL (DA)

We develop the design drawings from the Concept to provide a more resolved design ready for the documentation process, the plans will also be developed to incorporate all information required to submit to Council for DA (including supplementary documentation i.e. BAL Assessments as required).

### 2 COSTING DOCUMENTATION

In conjunction with the Construction Documentation, we simultaneously carry out air-conditioning design, lighting and electrical designs, home automation designs, site classification report, energy efficiency assessment etc. for both pricing and building permit.

### 3 FINISHES AND SELECTIONS SCHEDULE

A complete Addenda to Specification will be prepared which details all fixtures and finishes throughout your home.

### 4 CONSTRUCTION DOCUMENTATION

We complete working drawings & engineering drawings for contract pricing and building permit purposes.

### 5 HIA CONTRACT

With your construction documentation complete, we carry out complete pricing and preparation of an industry standard building contract for your review & approval.

### 6 BUILDING PERMIT DOCUMENTATION

Certificate of Design Compliance, all insurances and application forms for building permit are prepared ready to lodge for building permit with Council after which we are ready to start building.

## MAKING BUILDING SIMPLE