

OUR PROCESS

*For medium to large sized residential alteration, addition or renovation projects.
Small works projects encompass a simplified version of the process entailed below.*

Introductory Consultation

Following an initial phone conversation, we will schedule a mutually convenient time to meet with you onsite and discuss your vision and ideas for your home renovation or extension project.

Together, we'll review and recommend floor plan options, site requirements and construction requisites for your proposed building works.

Estimate Stage

We will provide you with our estimate of costs, along with working drawings of the floor plan layout, suitable for your lifestyle and the character of the home within which you live.

Cost: from \$120.00

Preliminary Stage

Upon your acceptance of the preferred floor plan design, we will draft a preliminary floor plan and accompanying elevation plan for your proposed project.

Cost: from \$600.00

Planning Stage

This stage commences with your signing of a preliminary agreement. This agreement authorises us to prepare preliminary tasks prior to entering a domestic building contract.

Such work items include the drafting of a full set of building plans, arranging a soil test, preparing the building specification and determining the total contract price for the project.

Cost: from \$3,000.00

Contract Stage

Upon your approval and signing of the building contract, building specification and full set of plans, we will submit the required documents for local council approval, on your behalf.

At this stage we will request a 10% contract deposit (for work where the total contract price is under \$20,000), or a 5% contract deposit (where the total contract price is \$20,000 or more), as outlined in the progress payment schedule of your building contract.

Cost: 5% - 10% of the Total Contract Price

Construction Stage

Upon local council approval of the building application, we will commence your onsite works.

During this time, we will issue payment claims at each progress stage of the works, as outlined in the progress payment schedule of the building contract.

Cost: as per the Progress Payment Schedule of the building contract

Practical Completion

We will advise the completion of the contract works and arrange a mutually convenient time to complete the formal handover of the project with you. Here you will join us on a comprehensive inspection of the building works, along with the signing of the practical completion certificate and handover of the product warranties and reports issued by service providers.

Upon your approval of the practical completion stage, we will request the final progress claim, as outlined in the progress payment schedule of the building contract.

At this time, we will organise the final council approval of the building works, on your behalf, while you begin to enjoy your new, beautiful and practical living space.

Cost: as per the Progress Payment Schedule of the building contract

Defect Liability Stage

The 12 months succeeding practical completion is the defect liability stage. This period of time allows us to rectify any non-structural defects or faults (except for minor settlement or minor shrinkage) of the building works.

We will maintain communication with you throughout this time, where we provide you with ongoing advice and support regarding the maintenance of your project works.

Cost: included in the Total Contract Price