

## Custom Design & Build Process

Our design service allows you to bring your dream home to life, by creating a custom layout to suit your living requirements and preferred style.

We design and price our homes to our 'Beyond Specification' which offers high quality fixtures and finishes, whilst remaining affordable, and leaving room for upgrades and other potential inclusions. This allows us to provide detailed pricing more easily and streamline the process of the concept stage.

Our custom design service is free of charge and allows you to personalize your home to your needs and preferences. What's included in this stage is outlined below:

### Step 1: Drafting the Concept Design:

Before starting, we will ask a few questions to understand your design preferences and living requirements, a sketch plan and any other inspiration images will help us get a better idea of your preferences. We will also need the overall budget for the project, so we can ensure the design can become a reality.

#### Eligibility Requirements

1. Must have land that you have purchased or currently have on hold pending finance.
2. Proof of Finance or Finance Pre-Approval for House & Land

#### The Designing Process

Step 1. Gather Information on your design preferences and any initial upgrades

Step 2. We provide an initial draft floorplan designed to your budget to suit your block

Step 3. Confirmation of draft floorplan (Allowance of one set of changes)

Step 4. We Provide final Concept Design with Pricing Proposal

#### Terms:

- We cover one set of changes if they're needed. Small changes to the concept can be done at no charge to make sure you're happy with your design, although major changes to the design/structure may need to be re-quoted or charged at \$80/hour.
- Major changes include changes to: External & Load Bearing Wall Layout, Roof Design, Large Windows affecting structure and other large scale structural changes.
- Site Works estimates for Level/Flat Blocks only (site works for sloped blocks will be quoted during PPA Stage)

### Step 2: The Next Stage/PPA

Once you're happy with the concept design and pricing proposal, we will send you a PPA (Preparation of Plans Agreement) to begin the next stage of detailed working drawings, finalising selections and drafting the final build quote which will detail all costs and inclusion for the Build Contract. If you choose to proceed with the PPA, we will require a **\$5000** deposit which will then be deducted off your final build contract.