

STEPS TO BUILDING YOUR DREAM HOME - VACANT BLOCK

STAGE 1 - PROJECT AESSMENT		Client Commitments	Outcome:
1.1	<ul style="list-style-type: none"> * Determine a design to suit client's land, lifestyle and personal needs. * Provide indicative quote to ensure project fits within the client's budget. 	Client to provide the following documents if available: <ul style="list-style-type: none"> * Developers disclosure plan. * Contract of Sale & 88B. * Title Search. 	<ul style="list-style-type: none"> * Initial siting to be completed by True Vine Homes. Indicative budget & site plan is finalised.
1.2	Preliminary Concept Design: <ul style="list-style-type: none"> * Survey on the land is carried out. * 149 certificate is ordered. * Soil test is carried out. * Preliminary concept design is drawn - Site plan, Floor Plans & Elevations. 	<ul style="list-style-type: none"> * Client to pay non refundable \$2,950.00 to proceed (forms part of the 5% deposit). * Note: A fee of \$100 per minor amendment to the concept drawings will be charged after the initial 2x free variation. 	Preliminary Drawings are completed and site requirements identified through consultant reports.
STAGE 2 - TENDERING		Client Commitments	Outcome:
2.1	<ul style="list-style-type: none"> * Tender is produced on client's accepted concept designs. 	<ul style="list-style-type: none"> * Client to review tender and inclusions. * Client to propose any variation. 	Tender finalised.
2.2	Tender Acceptance & Development Application: <ul style="list-style-type: none"> * Engineering * Thermal & Energy Assessment. * Bushfire & Acoustics (if applicable). * Developer's Approval (if applicable). * Other statutory requirements. 	<ul style="list-style-type: none"> * Client is to pay \$10,000.00 to proceed with Development Application (forms part of the 5% deposit). * Client is to complete external colour selections. 	Drawings are prepared and lodged on behalf of the client. Please note application may take 6-8 weeks. During this time, client to also finalise external and internal colour appointments.

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STAGE 3 - COLOUR SELECTIONS		Client Commitments	Outcome:
3.1	<p>Colour Selections:</p> <ul style="list-style-type: none"> * External and Internal Colours. * Kitchen. * Electricals. * Tiling / Timber / Carpet Flooring. * Staircase. * Aircon. 	<ul style="list-style-type: none"> * Client to complete colour selection before building approval. * Client to sign off on all variations raised during colour selection. 	<ul style="list-style-type: none"> * Once colour selections are completed, True Vine Homes will proceed with the preparation of Contracts and Contract Drawings. * Tender to be revised with signed off variations (if any) from colour selections.
STAGE 4 - CONTRACT SIGNING		Client Commitments	Outcome:
4.1	<p>Contracts, Contract Drawings & Final Tender is prepared to be signed.</p>	<ul style="list-style-type: none"> * Client to Sign contracts and pay the remainder of the 5% deposit. * Client to prepare finances. * Note: any variation after contract signing may incur a minimum charge of \$500.00. 	<p>Once contracts are signed, True Vine Homes will proceed with acquiring the construction certificate & prepare final construction plans for site start.</p>
STAGE 5 - SITE START		Client Commitments	Outcome:
5.1	<p>Job is prepared for construction.</p> <ul style="list-style-type: none"> * Construction Plans. * Final Tender. * Final Colour Selections. 	<ul style="list-style-type: none"> * Note: any variation during construction may incur a minimum charge of \$1,000.00. * PROGRESS PAYMENTS: <ol style="list-style-type: none"> 1. Deposit - 5%. 2. Slab - 25%. 3. Frame - 20%. 4. Brickwork - 20%. 5. Linings Commencement - 20%. 6. Completion - 10%. 	<p>Once job is sent to site, the supervisor will contact and guide client throughout the construction of the home.</p>



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