

# BUILDING BLUEPRINT



## YOU'VE DECIDED TO BUILD!

Go you! Let's start the journey...



### BIG PICTURE

Start thinking about the big picture, your immediate needs and near future.



### FUNDS

Work out how much you have to spend and how you will go about financing your renovation?



### DESIGNER

This is the fun part! Walk the streets and take pictures that inspire you. Engage a designer.



### DEPOSIT & SITE PREP

Understand your role during the project. Review and sign contracts, and manage timeline.



### TENDERING & BUDGETS

Will you hire a builder or be an owner builder? This will determine the level of tendering required.



### PERMITS

You may or may not require a planning permit. The Building Permit plans come after.



### FINANCES

Take time to make the best decision for you and your family.



### DEMOLITION

Is there demolition to be done, is it separate or included on the permit?



### BASE STAGE

This stage includes inground plumbing and electrical, retentions, and getting the foundations done.



### FRAME

This stage is when the frame goes up. It can be exciting to see the form of the building take shape.



### LOCK UP STAGE

Another exciting stage... you will see windows and external doors in, and the roof installed.



### DEFECTS

Keeping records of defects will be really important if there are any issues.



### PRACTICAL COMPLETION

All the works are completed and the building is handed over.



### FIXING STAGE

In this stage the home takes shape, like a big 3D jigsaw your vision will be realised.

## MOVE IN & ENJOY

Styling, styling, styling. Make your house a home!



LET'S DO IT!



BIG PICTURE

Start thinking about the big picture, your immediate needs and near future.

- What style do you love?
- What are your needs and options? Renovate? Extend? Rebuild?

- What space does your family need?
- What are the local Council restrictions?
- What do you know about your site?



FUNDS

Work out how much you have to spend and how you will go about financing your renovation?

- How much do you have saved?
- How much equity do you have?
- Can you finance a renovation?
- How much are houses selling for in your neighbourhood? Should you stay or move?
- Set a budget to talk to the designer about

Your preliminary construction budget will be drawn from the amount you have available and need to take into account contingency, and cover permit and professional fees.



DESIGNER

This is the fun part! Walk the streets and take pictures that inspire you. Check out Instagram, Facebook, Pinterest and research Architects/designers that you love. Talk to people who have recently renovated.

Engage a designer, different design professional options include:

- Architect
- Drafts person
- Interior Designer
- Landscape Architect

Ensure you get fees from designer up front and communicate your budget.



FINANCES

Take time to make the best decision for you and your family. Evaluate the facts and remember why you are doing this.

- Run your initial designs past a builder to see if its on budget – if not go back to your designer and talk about what your options are. Have you asked for too much? Where can you save?

- Where will you live? Have you budgeted for these costs?

We will keep coming back to budget throughout this process. Finance is super important and you need to know you have enough. Sure up your funding arrangements.



PERMITS

You may or may not require a planning permit. Your designer and the local council can advise if this is the case. Permits and dealing with Local Authorities can be a little daunting. Take some time to get your head around all the forms to fill out. Remember building is highly regulated so if you want your dream home, you need to do them.

The Building Permit plans come after the planning permit (if required). A building permit will be assessed in accordance with the ResCode. This governs what may or may not be built on a given property, ie. how many parking spaces you require, the setbacks, and heights of the building.

It can take months so, while your application is in you can progress your renovation in lots of other ways.

Other documents will be required at this stage for a permit to be issued. Ask the building surveyor for a list.



TENDERING & BUDGETS

Will you hire a builder or be an owner builder. This will determine the level of tendering required. Ie. directly to sub-contractors or to a builder. This can be a timely exercise and needs to be done correctly.

Who comes recommended? What contracts will you use? Understand the exclusions and dollar implications. Contingency – make sure you have one!

\*Check the budget again? If it's over what's the plan Stan?



**DEPOSIT & SITE PREP**

Understand your role during the project. Review and sign contracts. Agree start date, timeframes, terms and conditions. Make sure the key dates for decisions & selections are understood and lead times are accounted

for. Undertake a dilapidation survey and photographs.

Exciting times ahead!



**DEMOLITION**

Is there demolition to be done, is it separate or included on the permit, you may need form 3&4, disconnect the services, do you need a section 29a from the council.

Often this is excluded from the building contract – or can be done whilst organising the building permit and the builder.



**BASE STAGE**

This stage includes Inground plumbing and electrical, retentions, and getting the foundations done. You might require significant inground building works or basic, retaining walls? Depending on the construction method

(timber or concrete) you will need a number of inspections.

Standard % of contact:



**FRAME**

This stage is when the frame goes up. It can be exciting to see the form of the building take shape. Rooms can look small at this stage. Trust that you did your planning and amend anything only after careful consideration.

Standard % of contact:



**LOCK UP STAGE**

Another exciting stage... you will see windows and external doors in, electrical and plumbing roughed in, external cladding and the roof installed.

Standard 35% of contact:



**FIXING STAGE**

In this stage the home takes shape, like a big 3D jigsaw your vision will be realised. All gas, plumbing and electrical items will be fixed off. Plaster, Paint, Tiles, Floor finishes, joinery, carpentry works for doors, arcs and skirts,

appliances will be installed and commissioned. And much, much more.

Standard % of contact:



**PRACTICAL COMPLETION**

All the works are completed and the building is handed over. An inspection prior to occupancy will be required by the building surveyor. Receive Certificate of Occupancy or Final Inspection. All compliance certificates from

Plumber and Electricians should have been provided to the Building Surveyor. A hand over manual is a good idea which contains all relevant home details.



**DEFECTS**

When you are finished building there is a general building defects period of 2 years and structural defects period of 10 from the Certificate of Occupancy. Record keeping will be really important if there are any issues.

