From Vision to Construction

THE PRE-BUILD PROCESS

1. **Brainstorm your vision**
2. **Ballpark price**
3. **Assess you project, goals and finances**
4. **Obtain construction plans**
5. **Council approvals (if required)**
6. **Building estimate**
7. **Refine scope and job specifications**
8. **Obtain engineering plans and a certification report**
9. **Final build proposal**
10. **Complete contract documents**
11. **Sign the contract and pay your deposit**
12. **Obtain building approval**
13. **Start the build**

FURTHER DETAILS OF THE PRE-BUILD PROCESS

1. **Brainstorm your vision**

The starting point in any building project is to consider what you want the end result to achieve and to identify clear objectives. Are you looking to immediately sell the property after the renovation? Or are you looking to live there for the next 10 years with an expanding family size? Answering these types of questions will help you set clear goals and progress to the next step of developing basic sketches and a scope of works.

2. **Provide a ballpark price**

The next step is to gain an understanding of the approximate cost of achieving your vision. Using the basic sketches you have provided, or following a discussion with you on site, we will assess the size, complexity and desired finish-quality of your build. By comparing your project with previous builds completed by 1STRUCT, we will then extrapolate a ballpark price range for you.

3. **Assess you project, goals and finances**

Having been provided the ball park figure, understanding what it may cost to carry out your vision, you can now assess your financial capacity and whether the build fits in with your initial objectives, goals and monetary planning. Your lending consultant

should be able to give you an understanding of your financial position and potential borrowing capacity.

4. Obtain Construction Plans

Having confirmed you are comfortable that the project fits in with your financial planning, and are wishing to proceed with the project, the next step is to obtain construction plans. Although there are occasional times when constructions plans are not needed, the majority of projects will require construction plans. The advantages of having construction plans are:

- **All design aspects are thought through and documented accurately**
- **All council and national building restrictions, regulations and standards are met**
- **As construction plans make quoting easier for our pool of suppliers and tradespeople, we tend to receive a larger number of responses when we send out quote requests. This results in not only more accurate quotes, but also a more competitive market resulting in a better price for you.**

Construction plans can be obtained from a draftsperson or an architect. Deciding which path you chose depends on two major factors.

1: How complex your construction project is, and
2: How much involvement you want your designer to have

If it is a complex project and you want a designer to be involved with decisions throughout the build, an architect may be the way to go. Alternatively, if the build is relatively straight forward and you are confident to make decisions yourself during the project, a draftsperson may be a better option for you.

5. Council approvals (if required)

If your proposed additions do not meet council code specifications then a development application will be required. This involves submitting plans to council for approval and may involve public notification depending on the project. Minor breaches of code, such as your proposed addition being within acceptable council boundary distances, require relaxations from council.

Generally your designer will be able to assist you with the council approval process or have a relationship with a town planner that can aid in obtaining the approval.

6. Building estimate

Studying your construction plans to provide an accurate build price is the next phase 1STRUCT completes; and we do this in fine detail. Throughout this time we discuss all areas of the construction with you and raise potential problem areas. By highlighting all of the 'what ifs' at this time, we can reduce the need for variations

during the build, giving you the clearest possible picture of how the project will progress. You should expect there to be a lot of questions going back and forth at this estimating stage. Taking the time to really understand the project at this stage not only minimises confusion at later stages of the build, but also helps 1STRUCT provide a more accurate build price. This price is calculated using our precise quoting software and network of quality tradespeople and suppliers. This allows us to provide you a comprehensive and highly detailed building estimate.

7. Refine scope and job specifications

Now you have a comprehensive building estimate, the next step is to refine the scope of works by adding or deleting items. This is the stage where we work with you to identify any areas where you would like to try and save money, or where you feel you would like to spend additional funds in order to achieve a more tailored, quality finish to complete your vision. This process is essential to bring the final build price in line with your budget.

8. Obtain engineering plans and a certification report

Engineering plans are required to detail certain structural elements of a proposed structure. Ultimately this is to ensure the structure has adequate strength and adheres to the Building Code of Australia and relevant Australian Standards.

We also recommend you obtain a Certification Report from a qualified certifier. The purpose of this report is to identify any areas the architect or designer may have missed. This ensures the end structure will meet standards set by the Building Code of Australia, thus ensuring your build receives final certification and you don't in fact end up having to pay additional costs at the final stages. Although this is an upfront fee, if the same qualified certifier completes the final certification, the cost of the report is normally deducted off the bill for the final certification.

9. Final Build proposal

Once we receive the engineering plans and certification report we can then move onto finalising the build price. This proposal is adjusted to allow for structural components advised by the engineer and any changes due to the issues raised by the certification report. We will always confirm you are happy to proceed with the proposed inclusions and exclusions. You should expect the final build proposal approximately 1-2 weeks after we receive the engineering plans.

10. Complete Contract Documents

Once an agreement is made on the final scope of works, specifications and final build price, 1STRUCT will move to complete draft contract documentation. This includes a HIA (Housing Industry Association) or QBCC (Queensland Building and Construction

Commission) contract, along with a project timeline and progress payment summary. When both parties are comfortable and happy to proceed, we will prepare the documentation for signing.

If you are financing your project through a bank loan your lending consultant normally requires a copy of the signed contract before issuing final approval of the bank loan.

11. Sign the contract and pay your deposit

The contract is then signed and you arrange for the deposit to be paid. It is then arranged to pay QBCC Insurance (residential projects only) and Q-Leave. A certificate for the QBCC Insurance and Q-Leave is then forwarded to the certifier.

12. Obtain building approval

Once the certifier has received confirmation of QBCC Insurance (residential projects only) and Q-Leave, the certifier can then request and/or issue Building Approval (BA). We require BA prior to commencing any build.

13. Start The Build

Once the Building Approval is received, we then move to the actual build.