

PRE-CONSTRUCTION PROCESS

1. Design Brief	2. Design Development	3. Design Refinement & Documentation	4. Building Contract & Permit
<p>Initial Client Discussion Discuss general design criteria, site opportunities, budget and pre-construction process. Confirm design brief meeting time/date.</p>	<p>Site Inspection & Reports Site inspection, conduct a feature survey, soil report, obtain council and property services information.</p>	<p>Design Refinement Design and elevations of your new Verdé home are refined and finalised. Inclusions are confirmed.</p>	<p>Building Contracts Meeting All parties on title and a signature witness are to attend. Contracts are signed. Payment of 5%.</p>
<p>Design Brief Meeting Private meeting with Verdé architect/building designer to discover individual design requirements, explore and expand on your ideas, room by room discussion, architectural style, discuss site potential and budget. Initial agreement is signed and payment is made for Verdé to complete site inspection, site reports, and the design of your new Verdé home. Initial design presentation meeting time/date is confirmed.</p>	<p>Initial Design Presentation Meeting Preliminary draft of your new Verdé home is developed for review and discussion. Façade and styling are discussed, inclusions are discussed and budget is confirmed. Next meeting is confirmed and locked in.</p>	<p>Town Planning, Dispensations Applications are made for planning, dispensations or developer approvals if required.</p>	<p>Re-establishment Survey is completed.</p>
<p>Build Management Discussion Discuss how the management of the build will be handled by Verdé. Demolition, underground electricity pit, landscaping and swimming pool are discussed.</p>	<p>Finance Funding/bank pre-approval is arranged by client.</p>	<p>Construction Documentation Construction drawings and internal detail drawings are prepared including kitchen, bathroom, tiling, shelving, internal features and electrical detailing.</p>	<p>Warranty Insurance is obtained.</p>
<p>Preliminary Design</p> <p>\$ <input type="text"/></p>	<p>Demolition & Underground Power Arranged by client.</p>	<p>Project Specifications are prepared detailing all products and items in the home. Building costs are confirmed.</p>	<p>Building Permit is obtained.</p>
<p>Site Reports</p> <p>\$ <input type="text"/></p>	<p>Design, Inclusions & Pricing Meeting The design is enhanced with a 3D façade and a list of inclusions and building costs are presented. Swimming pool (if applicable) is arranged by client.</p>	<p>Construction Drawings Meeting Construction drawings and internal detail drawings are presented and reviewed.</p>	<p>Construction Issue Documentation Construction documentation is signed by client as approved for construction.</p>
<p>AHD Levels*</p> <p>\$ <input type="text"/></p>	<p>Sign Design Documentation Agreement A second agreement is signed. Payment of 3% on the day of signing for Verdé to prepare construction drawings, joinery detail, electrical diagrams, interior design colour selections and engineering. Next meeting is confirmed and locked in.</p>	<p>Introduction to Construction Verdé construction manager responsible for construction works on site is introduced to you.</p>	<p>Pre-Construction Process is Complete & Construction Process Commences.</p>
		<p>Energy Report is obtained and energy efficiency requirements are reconciled.</p>	
		<p>Engineers Design is prepared.</p>	
		<p>Interior Design A meeting is arranged with Verdé interior designer to select and document colour palette.</p>	
		<p>Final Construction Documentation Construction drawings, engineering and project specifications are finalised.</p>	
		<p>Final Costs Site costs are obtained and final costs are presented.</p>	

* AHD (Australian Height Datum) refers to a different measure of levels done by the land surveyor that is required when a Town Planning permit is applicable to a property or if a property is in a flood prone area.