



BUILDING PROCESS



CLEVER HOME
DEVELOPMENTS

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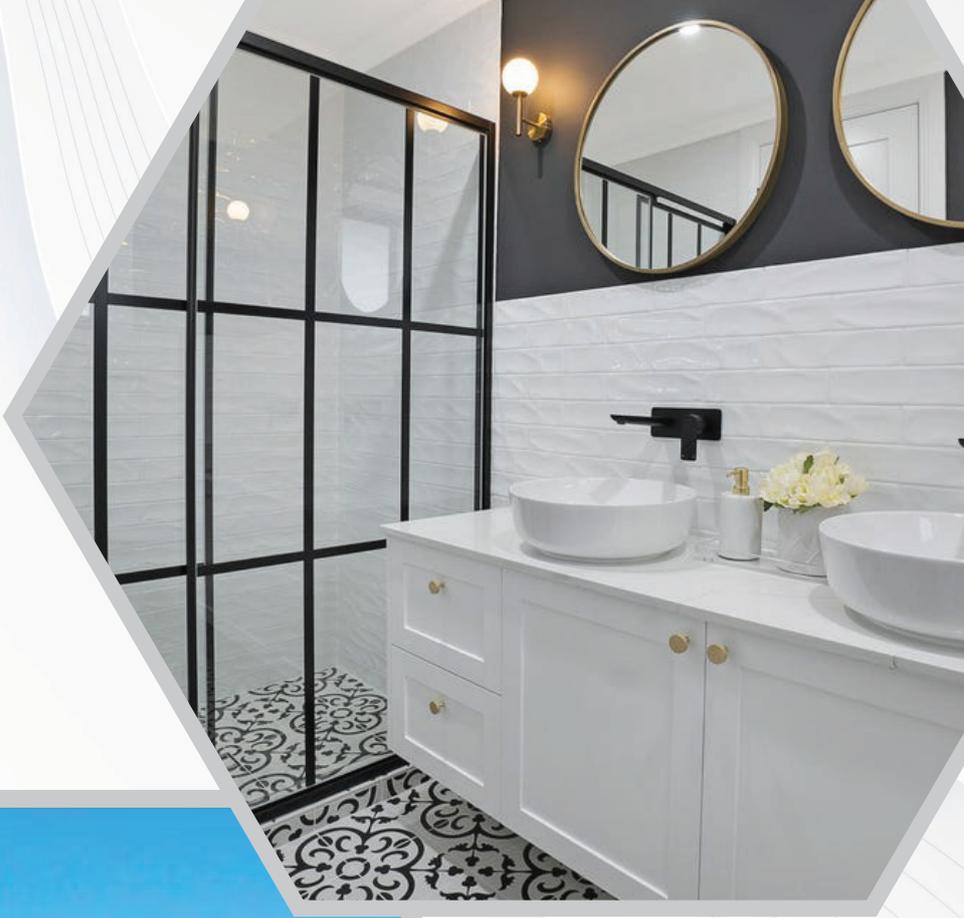


Table Of Content

About Us	02
Stage 1 – Initial consultation	03
Stage 2 – Site Analysis	04
Stage 3 – Concept Design	05
Stage 4 – Cost	06
Stage 5 – Building contract	07
Stage 6 – Approval process	08
Stage 7 – Interior design selections	09
Stage 8 – Building the dream	10



ABOUT US

Building beautiful homes has been our passion since 2017. we love what we do, and we will prove that to you.

When it comes to building your beautiful dream home, clever home developments expert team can create custom home designs to suit any block of land and lifestyle. we have many existing home designs which you can use for inspiration, we can design a new home that's unique to your specific needs, or you can bring your plans to us and we can build it for you. it's all about bringing your vision To life, and

Our entire team will work with you personally to make it happen.

we will manage everything, from compliance and approvals to construction and this booklet is a guide to help you understand the different stages of the building process. it's important to mention that clever home developments build custom homes for clients that care about quality and transparency. our approach is simple, and our team will quickly make you realise this.

Most importantly, our clients are not just another number. you are an individual, family, or investor, and you matter. it is our core belief that we treat all our clients like they are our only client.

“Passion, action and noble intention creates progress”



STAGE 1 – INITIAL CONSULTATION

This initial consultation with us is an important first step in the process of building a new home. Here are some key things you can expect during our initial consultation:

Discussing your vision: We want to understand your vision for your new home. You will have the opportunity to discuss your design ideas, preferences, and any specific requirements you have.

Budget and timeline: We will discuss your budget and timeline for the project. We want to understand your financial constraints and timeframe to ensure that we can deliver a realistic plan that meets your needs.

Site assessment: Clever Home Developments will assess the site where the project will take place. We will want to understand any specific requirements or constraints that may impact the project, such as the topography of the land, zoning regulations, and access to utilities.

Design considerations: We will discuss the design considerations for your project, including the size and layout of the home, the type of materials to be used, and any specific features or amenities you would like to include.

Building process: We will explain our building process, including the various stages of the project, the timeline for completion, and the level of involvement you can expect to have during the project.

Portfolio and references: We will likely provide examples of our previous work and references from previous clients. This can help you evaluate Clever Home Developments capabilities and help you determine if we are a good fit for your project.

The initial consultation with Clever Home Developments is an important opportunity to discuss your vision for your project and understand our capabilities and process. It can help you make an informed decision and ensure that your project is successful.



STAGE 2 – SITE ANALYSIS

It's time to start working. The first step is to define the basis of the building work proposed for your land. We look after everything, including:

- Certificate of Title
- Site inspection
- Contour survey of your property
- Soil test
- 10.7 Planning Certificate from your Local Council
- Drainage diagram from Sydney Water;

This will help confirm if your build will comply with development guidelines or a development application through your local council.



STAGE 3 – CONCEPT DESIGN

The concept design stage with Clever Home Developments is an exciting part of the building process where you will work closely with us to develop a design that meets your needs and preferences. We always ensure that all important aspects are considered in the design so that you don't have regrets towards the end of your project.

Some key things you can expect during the concept design stage include:

Developing the brief: We will work with you to develop a detailed brief that outlines your needs, preferences, and any specific requirements for the project. This will help guide the design process and ensure that the final design meets your expectations.

Cost estimation: As the design is refined, we will provide a preliminary cost estimate for the project. This will give you an idea of the budget required to build the project and may help guide further design decisions.

At this point, a deposit of \$10,000 will need to be made before we can proceed. This will go towards your 10% deposit upon signing the contract.

Initial design concepts: Based on the brief and site analysis, we will develop initial design concepts for your project. These will typically be presented in the form of sketches or 3D renderings, which will give you a visual representation of what the final design could look like.

Refining the design: Once you have reviewed the initial design concepts, we will work with you to refine the design to meet your needs and preferences. This may involve adjusting the layout, materials, or features of the design.

Finalizing the design: Once the design is refined and the budget is agreed upon, we will finalize the design and prepare detailed plans and specifications for construction.

The concept design stage is an important opportunity to work closely with us to develop a design that meets your needs and preferences.

By collaborating with Clever Home Developments at this stage, you can ensure that the final design is both functional and aesthetically pleasing, and that it meets your budget requirements.

STAGE 4 – COST

Once the concept design has been reviewed and approved by you, it's time to discuss the finishes you want in your home. Based on this information we'll put together a comprehensive costing. This document details all costs and inclusions for your project.

At this stage you'll have a complete understanding of the overall cost to build your dream home.

The cost stage of a residential construction project involves estimating and managing the budget for the building project. Here are some key things you can expect during the cost stage:

Cost estimation: We will estimate the cost of the project based on the design and construction plan. This will include costs for materials, labor, equipment, permits, and any other expenses related to the project.

Cost management: We will manage the budget throughout the construction process to ensure that the project stays within budget. This may involve making adjustments to the design or materials used to reduce costs, as well as managing the timeline to avoid delays that can increase costs.

Contingency planning: We will include a contingency budget in the overall cost estimate to account for unforeseen expenses that may arise during construction.

Change management: Any changes to the design or materials during the construction process will be evaluated for their impact on the budget and schedule. Clever Home Developments will work with you to make informed decisions about any changes and their impact on the project.

Invoicing and payment: Clever Home Developments will provide invoices and payment schedules throughout the construction process. Payments may be based on milestones or completion of specific stages of the project.





STAGE 5 – BUILDING CONTRACT

At this stage you are now ready to sign our fixed price building contract.

The building contract will be the legal agreement between Clever Home Developments and the client. Key things you can expect during the building contract stage include:

Contract negotiation: Clever Home Developments will present a contract that outlines the scope of the project, timeline, payment schedule, and other important details. The client will have the opportunity to negotiate any terms or conditions before signing the contract.

Legal review: You may choose to have the contract reviewed by a lawyer.

Insurance and permits: Clever Home Developments have all the insurance and necessary permits required for any projects we undertake. We can provide proof of these if the client requires.

Change orders: The contract will include provisions for change orders, which are modifications to the original contract agreed upon by both parties. Change orders may impact the project timeline and budget.

Payment schedule: The contract will outline the payment schedule for the project, which may be based on specific milestones or completion of certain stages of the project.

Warranties and guarantees: The contract may include warranties and guarantees for the workmanship and materials used in the project.

Dispute resolution: The contract will include provisions for dispute resolution in the event that issues arise during the construction process.

Upon signing the contract, the balance of your 10% deposit is required.

Overall, the building contract stage is a critical phase of the residential construction project that ensures that both us and the client are legally protected and that the project is completed on time and within budget.

STAGE 6 – APPROVAL PROCESS

We'll complete everything. In New South Wales, there are several steps involved in the process of getting approval for a residential building. Here is a general overview of the process

Prepare the plans: Our architect will prepare plans for your proposed residential building. The plans should include detailed information about the design, materials, and construction methods. We will assess your plans and ensure your plans comply with the Building Code of Australia (BCA) and any other relevant standards.

Submit the plans: We will submit your plans and other documents to your local council or an accredited certifier. The documents will include, the architectural plans, basix report, a statement of environmental effects, and any other relevant documentation.

Assessment: The council or certifier will assess your plans and documentation and may request additional information or changes to the plans.

Approval: Once your plans are approved, if approval is through the council we will apply for a Construction Certificate (CC), which authorises the construction of the building. If approval is obtained through private certifier, we will receive a Complying Development Certificate which means we can commence construction right away, once we get the commencement letter from your bank.

Construction: Clever Home Developments can begin construction once you have received all necessary approvals. During construction, the certifier will conduct inspections to ensure that the work is being done in accordance with the approved plans.

It's important to note that the process may vary depending on the location of the building, the type of building, and other factors, however we look after all of this for you, so you don't have.





STAGE 7 – INTERIOR DESIGN SELECTIONS

While we are waiting for approval, it is time to consider your interior design selections. We will guide you in picking your fixtures and finishes and will help you with all your colour selections, all while making sure that the finishes you are selecting will complement your house and its design.

Here are some key things you can expect during the interior design selection stage:

Material selection: You will work with us to select materials such as flooring, wall finishes, cabinetry, countertops, and fixtures. The selection will be based on the design concept and budget.

Fixture selection: Fixtures such as lighting, plumbing, and appliances will also need to be selected during the interior design stage. This may include choosing light fixtures, faucets, showerheads, and appliances such as ovens, refrigerators, and dishwashers.

Budget management: We will work with you to ensure that the materials and fixtures selected stay within the budget for the project. This may involve adjusting the design or materials used to reduce costs.

Finalising design decisions: Once all the design decisions have been made, we will create a final design plan that includes all of the selected materials, finishes, and fixtures.

Overall, the interior design selection stage is an important part of the residential construction project that helps to bring the building project to life. By working closely with our clients we can ensure that the interior design reflects your preferences and needs while staying within the budget for the project.

STAGE 8 – BUILDING THE DREAM

Once we receive planning approval and the building contract is signed, construction work begins.

The building stage of residential construction is the phase where the actual construction of the project takes place. The building stage involves:

Site preparation: We will prepare the site for construction by clearing the land, grading the site, and setting up temporary utilities.

Foundation and framing: We will construct the foundation and frame of the building, which includes pouring the concrete slab or building the basement walls and then constructing the frame of the walls, floors, and roof.

Electrical, plumbing, and HVAC: Once the framing is complete, we will install electrical wiring, plumbing, and HVAC (heating, ventilation, and air conditioning) systems.

Insulation and drywall: We will install insulation in the walls and attic, followed by drywall installation.

Finishes and fixtures: We will install finishes and fixtures, including flooring, cabinetry, countertops, light fixtures, and plumbing fixtures.

Exterior finishes: We will install exterior finishes, such as siding, roofing, and landscaping.

Inspection and approval: Throughout the building process, building inspectors will visit the site to inspect the work and ensure it meets local building codes and regulations.

Completion and final walk-through: Once the construction is complete, Clever Home Developments will conduct a final walk-through with the client to ensure that everything meets their expectations and any remaining issues are addressed.

The building stage is a complex process that requires coordination between Clever Home Developments, subcontractors, and suppliers to ensure that the project is completed on time and within budget. Clever Home Developments will manage the construction process and keep the client informed of progress and any issues that arise.

Rest assured that you'll have a dedicated supervisor for your build, and you will be in constant contact with the supervisor throughout the building stage.

We want to ensure that your building journey is a smooth journey and we know we can achieve this because our process is simple and transparent. In fact, our clients are so happy that most have come from a direct recommendation from past clients we have built for. We also pride ourselves on that fact that we have a record of only 5* reviews on Google.







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