

## PRE-CONSTRUCTION PROCESS

### CONCEPT STAGE

#### Concept Consultation

- High level design elements

#### Project Estimate

Breakdown of estimated cost of

- Design and Approval Phase
- Base Build Cost
- Extras
- On Site services
- Delivery

#### Preliminary Services Agreement

Design and Approval consultant fees

#### PSA Invoice

Once the PSA is signed and the invoice is paid Systembuilt can start the Design and Approval process

### DEV. APPROVAL SUBMISSION (Approx 3 Months)

#### Pre- DA-Sub. - Initial Concept Review

Initial Design Elements

- Review location and aspect
- Review floorplan
- Review window & door location / sizes

#### Pre- DA-Sub. - Initial Consultants

Initial Design Consultants / Site Research

- Engage Designer
- Engage Surveyor and Geotech
- Review Planning Zones / Overlays
- Review Setbacks / Building Envelope

#### Pre- DA-Sub. - Client Review & DA Selections

- Review changes (if required)
- Select Cladding
- External Colours
- Floor coverings
- Deck Design

#### Pre- DA-Sub. - Sign DA Plans

- Customer signs final DA plans for submission

#### PLANS SUBMITTED FOR DEV. APPROVAL

Designer responds to Council RFI's etc

#### Post DA-Sub. - Systembuilt Selections

- Joinery design selections
- Tile Selection
- Internal colour selections
- Fixtures Selections
- Review Planning Zones / Overlays
- Review Setbacks / Building Envelope

### BLDG. APPROVAL SUBMISSION (Approx 2 Months)

#### DA APPROVAL RECEIVED

#### Pre- BA - Design for build

- Engage Structural engineer
- Engage Energy Assessor
- Engage Building Surveyor

#### Pre- BA - Construction selections

- Electrical layout
- Final internal fit-out selections
- Special requirements (block-outs etc)

#### Pre- BA - Sign Final Plans

- Customer signs final BA plans for submission

#### PLANS SUBMITTED FOR BLDG APPROVAL

#### BUILDING APPROVAL RECEIVED

### FINAL QUOTE PREPARATION (Approx 2 Months)

#### Post BA - Final Quote Preparation

- Take off completed for approved design
- Contractors to quote approved scope of works
- Inspect site for prep. of delivery cost estimate

#### FINAL QUOTE ISSUED TO CLIENT

#### HIA CONTRACT ISSUED (FIXED PRICE)

- Contract to be signed & deposit paid for works to begin

Please note delays in client consultation allowances can extend timeframes