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EXPERTS WHEN BUYING OR BUILDING

The Building Process

The Building Process

ENGAGE
• Architect • Designer • Interior designer
• Building consultant • Draughtsman

SKETCH PLANS
• Refine ideas • Preliminary elevations & plans
• Select finishes & fittings • Determine budget
• Discuss plans: neighbours, council

Assess existing structures for latent defects

Is Development Application (DA) Required?

YES → Prepare & Submit DA → Check Council for simultaneous lodgment with Construction Certificate

NO → Check Council for simultaneous lodgment with Construction Certificate

PREPARE CONSTRUCTION CERTIFICATE
• Plans • Specifications & Schedules

Are Engineering or other specialist drawings required?

Prepare Engineering drawings

LODGE CONSTRUCTION CERTIFICATE

OBTAIN PLANCHECK

Add missing information & correct drawings

CONSTRUCTION CERTIFICATE APPROVED

If Owner Builder → Obtain Owner-Builder's Licence

Select possible contractors
• Check references
• Check contractor's licence
• Obtain quotes

Choose contractor

Check insurance
• Public liability
• Worker's compensation
• Contract work
• Home building warranty

Insurance to cover contractor's work paid

CHOOSE & CHECK CONTRACT
• Prime cost items • Retention • Schedules • Inclusions
• Liquidated damages • Defect liability period.

Obtain Water & Sewerage Authority Approval

Seek legal advice

Amend contracts

SIGN CONTRACTS

COMMENCE CONSTRUCTION

Surveyor to confirm correct location & height of works

Obtain Dilapidation Report of surrounding properties

Document and agree variations & extras

INSPECT CONSTRUCTION
• Footings & main structures by engineer
• Waterproof/DPC's • Timber pest prevention
• Troubleshoot misunderstandings & problems

Obtain relevant Certification

CONSTRUCTION COMPLETE

FINAL INSPECTION
Before paying final claim

Contractor rectifies or completes the work

DEFECT LIABILITY INSPECTION
Before paying final retention

IF DISPUTE OCCURS *Go to* **DISPUTES**

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