

HORIZON
HOMES

modern.
timeless.
classic.

OUR PROCESS

Our process
leading up to
construction.

Concept design and complying
development application.

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STEP ONE - Client to provide

Initially we ask that you provide us with:

- 149 Planning Certificate - obtained from Council
- Sydney Water drainage diagram

These two documents define the basis of any improvements or development that you propose to do on your land and also confirm if complying development is allowable

STEP TWO - Survey and concept design

Indicative time frame is 4 weeks

- Our Surveyor visits your site and prepares a detailed contour survey
- Meeting with designer at our display home to discuss design brief
- Our designer prepares a concept design for your review and approval
- Meeting at our display home to discuss and refine the concept design
- Certifier to confirm design complies with regulations
- We provide firm tender subject to BASIX and engineering details

Concept fee is payable at this stage however it is deducted from the building contract.

STEP THREE - Documentation

Indicative time frame is 6 weeks

- Architectural plans completed
- Complete site soil test
- Structural & Hydraulic engineering design completed
- BASIX assessment completed
- Construction costs finalised
- Complying Development Certificate application prepared
- Initial meeting with interior designer to discuss colours & finishes.

Documentation fee is payable at this stage and varies according to individual Council requirements however it is deducted from the building contract.

STEP FOUR - Building contract

Indicative time frame is 4 weeks

- Sign HIA NSW Residential building contract for new dwellings.
- Pay council permit fees, levies, bonds
Note: 5% deposit is required at contract signing.
- Receive construction certificate
- Construction commences

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