

**HORIZON**  
HOMES

modern.  
timeless.  
classic.

OUR PROCESS

Our process  
leading up to  
construction.

Concept design and complying  
development application.

# Our process leading up to construction.

Concept design and complying development application.

## STEP ONE - Client to provide

Initially we ask that you provide us with:

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

*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 - Preliminary Agreement/Documentation

Indicative time frame is 6 weeks

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

*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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