

Your 6 Steps to Design and Build

Thank you for your enquiry about Ryan Designer Homes' building procedure. To assist you in the process of building we have collated a 6 step outline that helps you see the path from where you are, to walking through the doors and enjoying life in your new home..

We believe that when you are starting to plan a brand new home, the best place to start is at the end. Imagine your lifestyle once you have completed the home.

Step 1 — *Get inspired* – Start with a vision of what you want to achieve

- Is your Building Site chosen or would you like assistance?
- Make out your 'wish list' of what you want in your home (ex. Number of bedrooms, bathrooms, media room, etc)
- Confirm style and theme that you want (ex. Traditional, Modern, Open-plan) & bring in photos
- Identify your budget for building
- Discuss potentials for creating 'your list' on your block with us
- On site consultation with Ryan Designer Homes representatives

Step 2 — *Let us create an impression of yourself* : Preliminary Design & Estimate

- Approve the Preliminary Agreement
- Zoning check confirmation
- Covenants, if any, will be reviewed
- Block services locations will be identified
- Preliminary design to be drawn up
- Building estimate calculated

Step 3 — *Define the details* - Finalisation of Design & Contract

- Soil Test obtained (sometimes required in Step 2)
- Contour Survey completed (sometimes required in Step 2)
- Review Cost & Design
 - Preparation of detailed plan / working drawings completed
 - Cost review by Quantity Surveyor to specifications
 - Project Coordination
- Preparation of Engineering Documentation done
- Preparation of Fixed Price Contract documentation

Step 4 — *Take the Plunge* - Construction Contract

- Council Building Approval (may be done in Step 3 if required)
- Indicative Payment Schedule (Client meeting at each stage with Company Representative, onsite):
 - Deposit 5%
 - Base Stage 10%
 - Frame Stage 15%
 - Enclosed Stage 35%
 - Fixing Stage 20%
 - Practical Completion Balance
- Percentages may alter depending on construction process of home (ex. If single storey or 2 storey)

Step 5 — *Its Yours* –Handover- now live your vision

- Finishing Foreman oversees detailed completion
- Home presented to client in pristine condition
- Hand over inspection and familiarization of new home with Project Manager or Managing Director
- Hand over Booklet / Documentation

Step 6 — *We are Still Here* : Post Purchase

- 12 month Category 2 Maintenance Period (covers minor defects, eg. Door Adjustment)
- 7 year Structural Warranty
Advice and assistance on request