

HADAR CUSTOM DESIGN

THE ARCHITECTURAL DESIGN PROCESS

For more than 21 years, Hadar Homes has created many award winning architectural designs that started from simple ideas. Our passion is to design a home that compliments your choice of allotment in relation to orientation and functionality, as well as consider the requirements for capturing magnificent views, energy efficiency, innovative materials and design, suitability to your lifestyle and family, and meeting the challenges of difficult sites.

Our architectural design team located in Wodonga and Yarrawonga, provide you with all the assistance required to create your dream home, whether you are starting with some personal sketches or just a collection of ideas.

Hadar Homes exists to “honor and serve our clients dream” and our architectural design process flows from this foundation. We are a family that loves families and look forward to working along side you in this journey.

ABC STAGE

To assist our new home consultant, ask yourself these three questions:

1. What type of site do you wish to build on?
Is it flat or does it have moderate or significant fall on it?

Note: At this point it is good to arrange a site visit with our new home consultant to look over the allotment you are intending building on. This allows us to better understand your goals and if there are any site constraints to consider.

2. What are the attributes and size of the home you wish to build?
3. Do you have a budget for construction including site works?

Once the above questions have been addressed, and you would like to move further along your architectural design journey we proceed to the Sketch & Estimate Stage.

SKETCH & INITIAL ESTIMATE STAGE

This stage involves the commencement of sketch drawings that include floor plan, elevations, a detailed site plan as well as a costing (initial estimate). You are required to enter into a Preliminary Agreement and pay an initial deposit that is inclusive in the contract amount.

During this stage we also order relevant information to site your home and cost your project, such as a site survey, soil test and Bushfire Attack Level (BAL) assessment.

You will also receive the Hadar Colour Pack that contains everything you need to start your journey selecting colours, styles and finishes for your new home.

STEP-BY-STEP GUIDE TO BUILDING YOUR DREAM HOME

STEP 1

- Attend a site meeting with a member of our architectural design team and new home consultant.
- Attend your first sketch design meeting bringing with you the following documents if available.
 - Land contract
 - Plan of subdivision
 - Title
 - Developer requirements or covenants
- Site survey and soil test are ordered.
- Any estate, developer or environmental requirements are assessed.
- Sketch drawings including floor plan, elevations and site plan are produced.
- Client starts to develop a wish list of inclusions.

STEP 2

- Attend a second sketch design meeting to view your sketch drawings.
- Any adjustments to the design are documented for the design team to implement.
- Requirements in relation to site survey, soil test, estate/developer requirements or environmental requirements are discussed.
- Client's present wish list of inclusions to sales consultant to prepare initial estimate documentation.
- The balance of the initial \$2,500 deposit is required to proceed towards the 3rd sketch design.

STEP 3

- Attend third sketch design meeting to view updated sketch drawings and sign off on initial estimate documentation.
- Sketch drawings, or now the pricing plans and initial estimate documentation are submitted into our production department with any changes for producing a budget estimate that aims to confirm all the site costs and design costs.
- Further sketch design meetings will incur a further \$1,000 fee.

STEP 4

- Attend meeting with your new home consultant to view your budget estimate document and pricing plan.
- Make any adjustments to the budget estimate and pricing plans via a request for additional items and proceed to preliminary stage.

PRELIMINARY STAGE

At this stage you have sketch drawings to a level where you are happy with your design and a budget estimate document in relation to the cost of the project.

From here we proceed to working drawings, specifications and colour selection.
There is a further \$2,500 deposit payable at this stage, bringing your total deposits to \$5000.

At the completion of this stage we will be able to present to your preliminary plans, specifications document and updated budget estimate.

- Pricing plans and budget estimate document are submitted to the Hadar production team with any amendments to produce preliminary plans and specifications document.
- No further structural changes after this submission will be permitted as we arrange engineering designs for your slab and structural steel and energy assessments. Any further changes will incur a fee of \$1,000.
- Colour selection appointment is booked in advance whilst the preliminary plans and specifications are being produced.
- An additional option offered is an electrical design meeting with Habitat and Middies electrical, who can demonstrate and design home lighting, electrical, security and smart innovative technology.
- Attend a meeting with our new home consultant to view your preliminary plans and revised budget estimate document and to make final amendments to the internal aspects of your home.
- Bring the details of your lending institute and pre-approval (if applicable) or owners' capacity to pay and proof of ownership of land.

FINAL STAGE

- Preliminary plans & colour selection and any amendments by way of a request for additional items are submitted to our production team to produce final plans & specifications. (There will be no further changes from this point).
- Specifications are updated with colour selection choices.

CONTRACT STAGE

- Attend a meeting to view final plans & specifications document.
- Contract plans, specifications & HIA building contract are ordered.
- Sign the contract plans, specifications & HIA building contract.
- Confirm land ownership and lending information if outstanding.
- Invoice is provided for balance of 5% of the contract amount taking into account the \$5,000 already paid in deposits.

From here, we obtain building permits and council approvals for the dwelling and any other planning applications that have been included and listed. As the owner you are required to provide approval of town planning prior to us applying for the building permit. This may include bushfire management overlays, flood, vegetation overlays or any other planning requirements outside the building scope.