
Bespoke Build Process

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PROPERTIES

Stage 1

Bespoke Home Design

Thank you for choosing Vue Properties to bring your dream home to life. Our first steps together will include getting to know all about you, your site and your vision for your new home. Stage 1 is all about extracting the design ideas in your head and putting them onto paper.

1. Initial discussion with Vue Properties consultant to understand your project and how we can assist with your dream home. We will also explain our inclusions and the bespoke design process.
- 2. Client to supply contract of sale, clear copy of land title, proof of ownership and pre-approval of finance and/or proof of funds.**
3. Vue will complete a preliminary site assessment on the location and availability of services, neighbouring properties, overhead powerlines, solar orientation, location of trees, site access, OH&S requirements.
- 4. Client to pay an initial deposit and sign an authority to commence works, allowing Vue to access your property to complete required testing and inspections.**

Note: Deposit amount is subject to project size and complexity.
5. Vue will investigate the zoning and overlays that apply to your site to confirm any restrictions, and if a town planning permit will be required. An estimate of costs associated with town planning will be provided if applicable.
- 6. Client to complete bespoke design questionnaire to ascertain required rooms, design style, pool and landscape design preferences to assist with the initial concept drawings.**
7. In consultation with our architects Vue will prepare concept drawings for your review, taking into account your bespoke design questionnaire and any planning restrictions identified.
- 8. Client to provide feedback on and approval of revisions and concept design.**
9. Vue will complete town planning or preliminary working drawings.
10. If required, Vue will prepare town planning submission and liaise with all required consultants and planners to complete application.

Note: The planning process can be complex, therefore the timeframe required to complete planning varies significantly. We recommend you allow 6-12 months minimum for this part of the process.
- 11. Client to approve preliminary working plans.**

Note: Client to approve endorsed plans in case of Town Planning
12. Vue will complete contract working drawings. Electrical and joinery consultations will be completed at this stage to create internal elevations.
13. Vue Properties will create a 3D virtual world of your home, allowing you to take a virtual walk through of your dream home prior to construction commencing.



Stage 2

Interior and Exterior Design Selections

In this stage we focus on the interior and exterior design of your new home. In the consultation with our interior designers you will meet with our trusted suppliers to make all of your selections.

1. Vue to supply a list of our preferred suppliers.
2. **Client to research their interior and exterior design ideas. Collate and provide images when completing the bespoke design questionnaire.**
3. Vue will coordinate client consultations with preferred suppliers throughout 'Stage 1- Bespoke Home Design'.
4. Once a 3D virtual tour has been completed, Vue will book an appointment to complete full colour selections and finalise project specifications.
5. **Clients to attend interior and exterior design appointment and finalise all selections and specification.**





Design your
dream home...

Stage 3

Contract

This stage is where all of the details are finalised and presented in a HIA fixed price new homes contract.

1. Vue will provide a detailed quote based on your approved working plans, specifications, site works, demolition (if required), engineering and 6-star energy assessment.
2. Upon approval of the quote Vue will prepare the HIA new homes contracts.
3. Vue will email a draft copy of the HIA new homes contract including quote, colour selections, specification, soil test, survey, all risk insurance, contract drawings, domestic building guide and appointment of building surveyor form for your review prior to the contract signing appointment.
4. **Client to complete contract signing with Vue Properties. Upon signing of contracts client to pay balance of 5% deposit.**
5. Vue to complete preliminary building permit application.





Stage 4 Pre-Site

While we are preparing to start construction, there are a few final steps we need to take to commence.

1. **Client to organise vacant site/property 6-8 weeks prior to planned demolition if required.**
2. Vue to coordinate asset protection on the clients' behalf, any associated bonds to be paid by owner.
3. Vue to co-ordinate demolition including abolishment of services, permits and certificate of compliance.
4. Vue to finalise building permit application for final approval. We will forward a copy of permit, stamped plans and insurance to clients' chosen finance institute.

Stage 5

Construction

The construction of your new home is completed as per your HIA new homes contract and supporting documents.

1. Vue will appoint a project manager, and they will contact the client and introduce themselves.

Base

2. Base stage will be completed incorporating site excavation, set out, underground electrical, underground plumbing, slab or footing preparation, building surveyor inspections, slab or footing completion.
3. Vue will issue the base stage invoice in accordance with your HIA new homes contract.
4. **Client can inspect this stage with their project manager prior to making payment. The payment must be completed within 7 days of invoice date.**

Frame

5. Our carpenters will complete the wall frames and install the roof trusses ahead of Colorbond or tile roof installation. This frame will be inspected by the building surveyor upon completion.
6. Vue will issue the frame stage invoice in accordance with your HIA new homes contract.



7. **Client can inspect this stage with their project manager prior to making payment. The payment must be completed within 7 days of invoice date.**

Lock up

8. Our contractors will complete the window install, external cladding (brick, hebel etc.) and roof installation.
9. Vue will issue the lock up stage invoice in accordance with your HIA new homes contract.
10. **Client can inspect this stage with their project manager prior to making payment. The payment must be completed within 7 days of invoice date.**

Fixing

11. Our contractors will complete the plumbing, electrical heating and cooling rough in, insulation batts, plaster board, internal doors, architraves, skirting and joinery.
12. Vue will issue the fixing stage invoice in accordance with your HIA new homes contract.



13. **Client can inspect this stage with their project manager prior to making payment. The payment must be completed within 7 days of invoice date.**

Note: The fixing stage can be issued prior to lock up stage as the lockup and fixing stage of construction often occur concurrently

Completion

14. This is the final stage of construction prior to handover of your new dream home. During this stage our contractors will complete painting, tiling, plumbing/electrical/heating and cooling fit off, stone benchtop installation, robe fit outs, mirrors, splashback, shower screens. Externally the eaves and exterior finishes will be completed including render and feature cladding elements such as stone or tile.
15. As Vue are a complete home builder this is also the stage when any landscaping, pools (some pools will be installed prior to construction commencing) driveways, decking, window furnishings that you have chosen to include in your contract will be completed.

16. As we approach completion Vue will arrange a client inspection to walk through your new home and ensure all your chosen finishes have been included. We will schedule a handover date at this time.
17. Vue will arrange for the building surveyor to complete their final inspection and issue a certificate of occupancy. This certificate will be forwarded once it is available.
18. Vue will issue the completion stage invoice in accordance with your HIA new homes contract.

Handover

19. Congratulations on the completion of your dream home, time to organise the house warming.
20. **Client to make payment of completion stage and any outstanding variation invoices prior to scheduled handover (min 2 days prior to allow payment to clear).**
21. On the day of handover your project manager will meet you on site. You will be presented with your keys, remote controls and all associated manuals and warranties for your new home. Appliance installation will be scheduled on or after handover depending on your preference.



Stage 6

Build Warranty

As part of our quality control process we want to ensure your home is of the highest standard.

1. Three months after completion of your new home Vue will contact you to arrange a warranty inspection.
2. All identified warranty items for rectification will be itemised, and your project manager will coordinate the contractors to return and complete the required works.
3. **Client to provide access for contractors to complete work as agreed at warranty inspection.**
4. Once all works have been completed, Vue will contact the client to ensure they are satisfied.
5. **Client to confirm all works have been completed in accordance with warranty inspection list.**

Your building journey is
complete, you can now
enjoy your bespoke dream
home for many years to
come. Congratulations.



1300 444 883
lincoln@vue.properties
www.vue.properties