

# 'Seven steps to renovating your home'

..with Aaron Building

Read our Frequently Asked Questions for some helpful tips and advice on construction matters

## **STEP 1 – Organise Your Budget**

Establish what funds you have for your proposed building work. You may have to check your numbers with your finance broker and the type of loan that is suitable to you. The bank usually requires you to pay the contract deposit from your own cash and the balance of the contract is paid directly to the builder as work is completed.

## **STEP 2 – Contact Aaron Building**

We will meet with you and discuss your requirements, the site and your budget. It is a good idea to involve all persons who might be involved in the decision making process with you at this first meeting.

## **STEP 3 – Preliminary Design Proposal**

We will put together the ideas discussed at our meeting and draw a preliminary sketch of the proposed building work. It helps once you see something like this in its basic form, nothing is set in concrete here. Depending on the extent of work we may meet again to check you are happy with what we propose to do in the preliminary design.

## **STEP 4 – Preparation of our budget proposal or estimate**

Based on the preliminary design we will put a budget proposal or estimate together and come back to you with a proposal based on our discussions and sketches. Our estimate will be later subject to the final design drawings, council requirements and inclusions.

## **STEP 5 – Your preliminary acceptance**

Will be an instruction from you, for us to prepare the design drawings, the specifications and inclusions required for the building contract.

## **STEP 6 – Preparation of the Contract Price**

We will undertake the following investigations to prepare a contract price; Confirm local body compliance, complete the design drawings, engage the necessary design professionals for a soil test and foundation design, structural detailing and thermal adequacy (BERS Certificate). When the documentations are complete we can lodge an application for building approval for you.

## **STEP 7 – Final Acceptance, the Contract and Construction**

Your acceptance of the contract price means we will prepare the contract documentation, provide a start date, contract duration, receive local approvals and commence work. Throughout the contract we will liaise regularly with you to ensure things are progressing satisfactorily for you. When the work is completed the contract is finalised at Practical Completion Stage. This signifies the beginning of the maintenance period.