

Australian Classic Homes - Building Your Home Improvement

At Australian Classic Homes we provide a complete design service for all of our home improvements. Having designed over 800 additions in the past 25 years, we have encountered and solved almost all of the likely problems in home improvement design.

Feasibility

Consideration must be given to the amount of money that it is wise to spend on a home in each particular location. We are able to assist you with budget pricing. Our aim is to provide the best possible solution within your budget.

To Match or Enhance

Over the years it has been an aim to blend additions into the existing style when a home is attractive. Today, finding a suitable home in the right location is difficult and it is now an option to purchase a structurally sound "ugly duckling" and carry out a major upgrade with a stunning new appearance.

Design and Planning

You may have some good ideas of your own or require our complete assistance to come up with a suitable plan. The acceptable design is then drawn to scale and a schedule of finishes completed on which a price can be estimated.

Quotation

Our quotation based on the agreed design and finishes is subject to minor adjustment when detailed drawings are prepared as there are usually some alterations to the original concept. At this stage a firm quotation is submitted including all standard fees.

The Contract

Our contracts are fixed price unless a particular delay in starting is requested by the client.

The standard Housing Industry Association documentation is used and this is approved by most of the relevant lending authorities.

Guarantee

All contract work is covered by a Home Owners Warranty Insurance Policy providing a 5 year structural guarantee. This policy provides full security for the owner during construction and for five years after completion.

Insurance

We provide Contractor All Risk Insurance on the new work. However, you should notify your household insurers for any policy extension they may require at the start of construction. We carry Public Liability Insurance, together with statutory Workcover.

Terms of Payment

Terms of payment depend on the size of the contract but progress claims are made at various stages of completion as set out in the contract. You will only be paying for work done with final payment on completion

The Process

- Our first meeting is free of any obligation, we will meet with you on site to discuss your requirements and advise where necessary.
- We will provide a Preliminary Budget for your project in writing within 2 weeks based on the information provided. While this is budget only, we expect it to be within 10% of the final price depending on the final design and level of finish.
- If you accept our budget we will then proceed to concept plans and once these have been agreed to they will be submitted to council for planning approval. The cost of this service is approx 2% based on the project value. To enable us to provide a firm price we may also carry out a structural report, soil testing and level plans (cost approx \$330 each). The cost for plans and fees etc. is included in our budget costing and will be deducted from the final quote.
- While planning approval is being obtained, we commence the selection process of materials etc to be used in your project. This will enable us to proceed with accurate pricing.
- Once planning approval has been obtained and selections are complete (other than paint colours) we can commence working drawings and final engineering etc. The cost of this service varies depending on the project (approx \$3000 - \$5000).
- Once the final documentation has been completed your project will be submitted for building approval (usually privately certified) and we will provide you with a fixed price contract subject to standard conditions of the contract.
- If you agree on this quotation we will then prepare the contract documents for you and once returned apply for the necessary Home Owners Warranty Insurance.
- At last we can start on site – We will start on site approx 3 – 4 weeks after the contract is signed, this time enables us to visit the site with the supervisor and pre order materials to enable your project to run smoothly.

We consider the appearance of the addition most important as a property must always have a good resale value. The saving of a few dollars on the addition may well cost thousands when selling, if it does not enhance the property. Combined with our experience and personal service we believe these are the reasons you should choose



Listen, advise and create