



BUILDING OR RENOVATING AND DON'T KNOW WHERE TO START?

Building a new home is exciting and life changing, but all the experts agree on one thing - Careful planning beforehand is essential. Over the years we have seen hundreds of people embark on the adventure after buying a block and we know that realistic budgeting and professional guidance is the key to a successful and stress-free build. Klint and his team of fully qualified carpenters at Stotty's make the process of designing and building your dream home as easy and as seamless as possible. We have put together a step by step process of how we operate to ensure that you are entirely satisfied with your building experience and most importantly, the build itself.

1. SITE ANALYSIS & CONCEPT BRIEF

Klint will visit your site to get an understanding of your allotment, that way we can ensure that the home design is energy efficient and as cost effective as possible. The visit gives us an understanding of the surrounding environment, such as natural surroundings, neighbouring properties and any potential site difficulties / benefits which we can factor into your design. Whether your block features sweeping views, is a large sloping site, a small difficult site or has specific zoning requirements, we will work with you to achieve the best results with your project.

2. FLOOR PLAN DRAFTING

After the site inspection, Klint will personally draft an initial concept floor plan for your consideration. We will continue to liaise with you to modify your floor plan until you are completely satisfied. By doing this we are aiming to get this concept as close to the working drawings as possible, to eliminate any unnecessary costs. These drafting services are a free service that Stotty's Building offers to all clients as a part of the design and construction process.

3. ESTIMATES

Klint will evaluate your concept floor plan through a detailed quoting program which will enable us to provide you with a break down on all cost components for the construction, down to the smallest details. These estimated costs then establish budgets for the future construction. By doing this we can ensure you personally craft your own selections in areas that are of higher importance to you. After our estimate is provided, we will revisit any minor or major changes and discuss the build in exceptional detail outlining specifications, selections and the size of the construction to ensure the entire package is in line with your expectations and budget.

4. LENDER PRE-CONSTRUCTION APPROVAL

To ensure your project is within reach, we suggest you make an appointment with your lender at this point and supply them with our draft concept plan and estimated costs for pre-financial approval.

5. WORKING DRAWINGS AND COUNCIL APPROVAL

Once you have signed off on your drafted floorplan and your lender is comfortable with the estimated project value, Klint will meet with you to discuss the remainder of the planning stage. We will present to you our proposal in detail. This will include elevations, rooflines, engineering and energy efficiency documentation that will be professionalised and personalised to suit council requirements.

6. FIXED QUOTE AND CONTRACT

Once drawings and council approval have been finalised, we are then in a position to provide a fixed quote for consideration. Once you are happy, we move onto signing the Construction Contract. At Stotty's Building we are members of Master Builders Association South Australia and therefore the contracts are of the highest industry standards and provide confidence for both the builder and the consumer. Once the contract has been signed, our company takes out insurance for your project and together with the quote, plans and contract, the lender can move forward on providing a final approval.

7. CONSTRUCTION

Once we have notification from your lender issuing an approval for your construction, we can commence! Klint will then provide you an estimated project timeline. We pride ourselves on customer service, communication and most importantly quality, and understand that building a home is one of the biggest decisions you will make in life. Because of this, Klint remains involved throughout the entire process so we can guarantee your project will remain within budget and be delivered on time.

If you are considering building or renovating now or in the future, we would love to connect with you.

Please contact Klint on 0428 823 308 or email info@stottysbuilding.com.au for a no obligation consult.

