

What needs to happen?

before construction begins

There are a number of key activities that will need to take place before anyone picks up a hammer!

These include:

1 Development of concept plans

Firstly we need to transform your ideas into a concept plan. This will help us document room dimensions and location, construction material to be used and window location and size. Our team will formulate a concept plan outlining all of this detail, including a rendered drawing of what the house will look like, the elevation and site plan.

2 Development of construction plans

Once the concept plans are completed they are passed on to a building designer to draft the construction plans. At this stage, certificates such as Bushfire, Basix, ABSA & Environment Effect are compiled and submitted to your local council.

3 Engineering plans developed & approved

We can arrange for structural engineering plans to be completed by Beukers & Ritter Consulting Engineers. These plans are essential for council to review and for us to consider so we can provide you with a fixed price quotation.

4 Council application

There are two types of building applications. The team at Lawrence Built can manage both types of applications on your behalf.

a Development Application

This is the most common form of application and involves a process where the application is reviewed by council staff and neighbouring properties are informed. Once this approval has been granted a construction certificate can be issued.

b Complying Construction Application

This method is rare, especially with larger homes on sloping sites. If the design is compliant with a large number of council requirements including heights, setbacks, windows etc., this method can be used with all relevant documentation to obtain building approval.

5 Selection detail

The team at Lawrence Built can assist in the colour selection for the interior and exterior of your home. They can also help you select materials and finishes such as bricks, tiles, flooring, fittings and fixtures, lighting and kitchen colour schemes.

6 Building contract

As a member of the Master Builder Association, Lawrence Built will prepare an industry standard MBA contract which details all work to be completed. This contract will itemise allowances and detail schedule of payments. It will also outline both the builder and clients' responsibilities.

7 Construction

Once all of the above has been completed we are able to commence the construction of your new home.