

NEW BUILD PROCESS



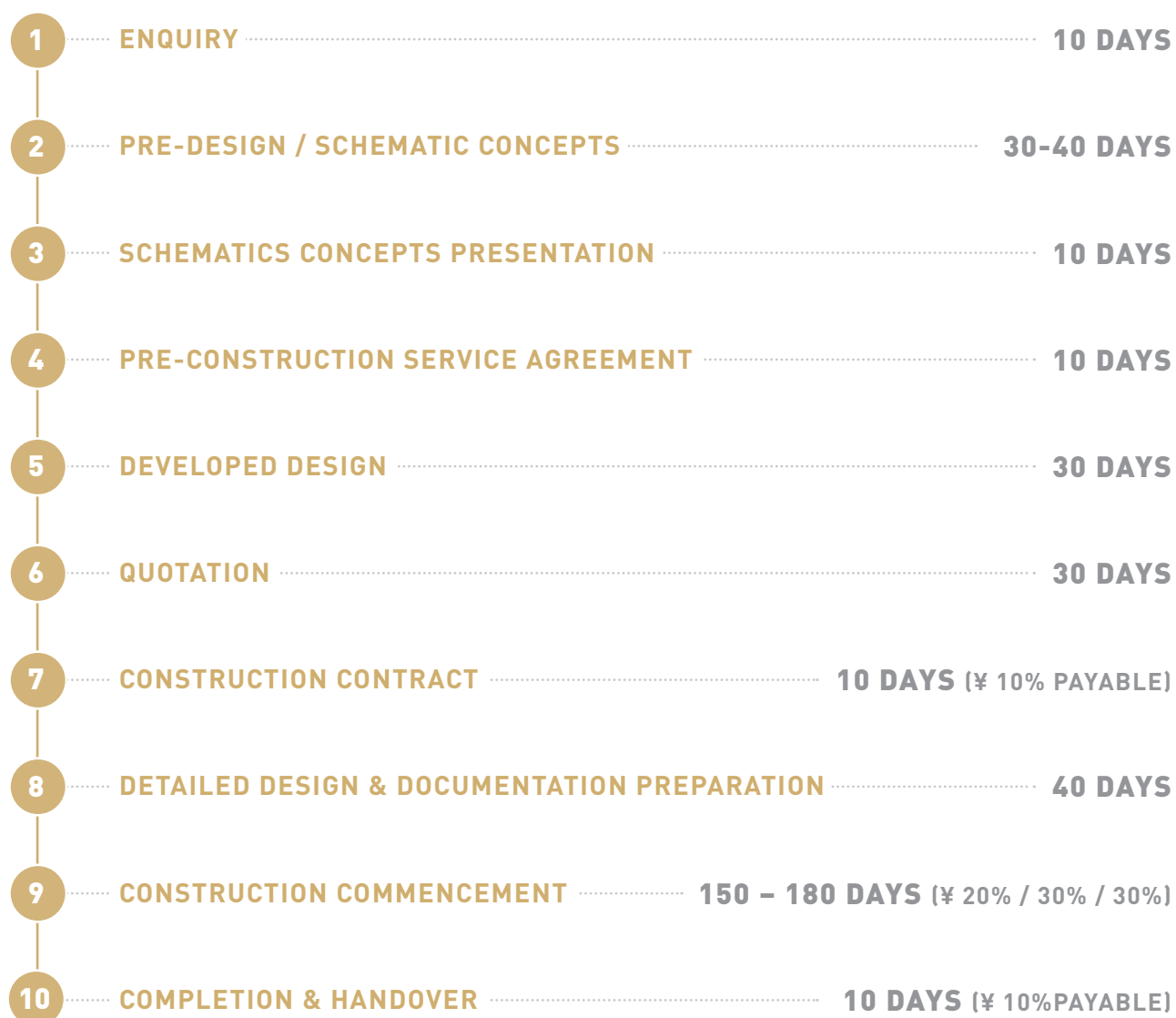
FUSION
HOMES



This guide has been prepared to summarize the various stages of a new-build residential / commercial design and construction process with Fusion Homes. It identifies important tasks and decisions that you will need to consider during the project.

Timeframe information is approximate and assumes the various participants are able to undertake their tasks in a timely manner. It also assumes you are able to commit the necessary time required to facilitate the process. Please understand these timeframes can also vary depending on the size of the project.

Please note, this is only a general summary. Fusion Homes will ensure all matters are fully discussed at the relevant stage in the process to ensure clarity and understanding by all involved parties.



1**ENQUIRY****10 DAYS**

Direct enquiry or referral to Fusion Homes via email, telephone, text or other means. We will arrange for an initial meeting or discussion to work through the details of your project.

2**PRE-DESIGN / SCHEMATIC CONCEPTS****30-40 DAYS**

Pre-design involves the initial gathering of information to enable the commission to be undertaken.

Fusion Homes Actions:

- » Visit site to measure, photograph and record details of the existing property, views and surroundings.
- » Assess any resource management planning requirements for the project.
- » Development and discussion of criteria brief and overall requirements.
- » Consult with territorial / building consent authority and obtain a copy of the site services data for the property.
- » Liaise with land surveyor to obtain a topographical survey of the site.

Client Input:

- » Fill out and return New Client Build Criteria.
- » Supply site information including a Certificate of Title, engineers soil test, geotechnical report, topographical survey (for hill properties) and other information such as any legal easements or design covenants that pertain to the property.
- » Initial site visit with Fusion Homes.

3**SCHEMATICS CONCEPTS PRESENTATION****10 DAYS**

This phase involves the preparation of a schematic concepts that addresses the client criteria. It includes the territorial authority and regulatory requirements affecting the site and the project.

Fusion Homes Actions:

- » Prepare schematic concept design plans to indicate broad concept ideas and spatial relationships.
- » Undertake subsequent design revisions incorporating client criteria, comments and refinement.
- » Liaise with geotechnical engineer to incorporate requirements for suitable foundation types.
- » Visit completed project sites with client
- » At completion of the Schematic Concepts Presentation, the client will be invoiced for these works. These charges will be deducted from the architectural fees if the client chooses to enter a construction contract with Fusion Homes.

Client Input:

- » Ensure you fully understand the design ideas being presented. Seek further explanation or additional drawings if necessary.
- » Analyse, review and critique the proposal. Does it fit with your build criteria?
- » Provide feedback to the Fusion Homes to enable refinements for developed design, or if necessary, a change of tack.
- » Advise of any changes to the brief resulting from the proposed concept.

4**PRE-CONSTRUCTION SERVICE AGREEMENT****10 DAYS**

At the conclusion of concepts and discussion, an estimated budget and timeline can be determined. From here, a Pre-Construction Service Agreement can be signed.

This agreement covers any time we put into a project in order to get the Construction Contract prepared including design, research, pricing, specs, structural calculations, approvals, meetings with council, architects and contractors.

5**DEVELOPED DESIGN****30 DAYS**

Developed design involves further development of the concept, liaising with other consultants and any refinements of the client criteria. This phase involves the development of the design to a greater level of detail incorporating design input from other consultants.

Fusion Homes Actions:

- » Prepare developed design drawings addressing any issues raised from the concept stage and incorporating refinements, changes and further development.
- » Prepare an outline specification of materials, finishes and construction methods for use in obtaining an estimate of the build costs.
- » Brief and liaise with structural engineer as necessary.
- » Prepare 3D perspective sketches of the design.

Client Input:

- » Comment on any issues or queries that have arisen during developed design phase.
- » Comment on outline specification document describing the proposed methods of construction, materials and finishes being proposed.

6**QUOTATION****30 DAYS**

A detailed quotation providing breakdown of different stages and materials throughout the construction process. Quotation will be based on the Developed Design and selection of fixtures & finishes will be implemented according to client indicated budget criteria.

7**CONSTRUCTION CONTRACT****10 DAYS (¥ 10% PAYABLE)**

This phase involves both the builder and owner signing a contractual agreement outlining works to be undertaken, payment schedules, construction commencement and completion date.

8**DETAILED DESIGN & DOCUMENTATION PREPARATION****40 DAYS**

This phase involves the preparation of detailed working drawings, specifications and other documents for pricing, construction, engineer spec and compliance purposes. It represents the single largest portion of work for the architect.

Fusion Homes Actions:

- » Prepare working drawings and written specifications sufficient for tendering / pricing, building consent and construction purposes.
- » Prepare calculations and information to show compliance with the relevant building codes.
- » Approvals for local community associations.
- » Coordinate and integrate the input of other consultants.
- » Prepare and lodge a building consent application with council.
- » Receive and respond to requests for further information from council.
- » Explain exterior, interior, fixtures and finishes selections sheet.

Client Input:

- » Advise acceptance of developed design and cost estimate and agreement to proceed.
- » Complete exterior color selections, pre-finished components and materials.
- » Complete selection of interior fittings and fixtures, window & door hardware, tapware, sanitaryware, light fittings, floor coverings, tiles etc.
- » Review all drawings and designs to ensure they meet with your overall expectations and understanding of the project.

9**CONSTRUCTION COMMENCEMENT****150 – 180 DAYS (¥ 20% / 30% / 30%)**

This phase involves the contractual and administration of the building contract and includes regular site visits to verify the construction work is in correct accordance with the detailed design.

Fusion Homes Actions:

- » Convene regular project site meetings.
- » Issue all instructions and variations.
- » Receive contractor's claims & preparing monthly payment schedules.
- » Liaise with consultants when necessary.
- » Monitor time and progress on site.
- » Monitor compliance with building and/or resource consents.
- » Make periodic visits to site to observe progress and check compliance with the contract documents.
- » Answer client and contractor queries and provide technical interpretation of the contract documents.
- » Make practical completion inspection, issue certificate and issue defects list, carry out final inspection at the end of the defects liability period and issue final approval.

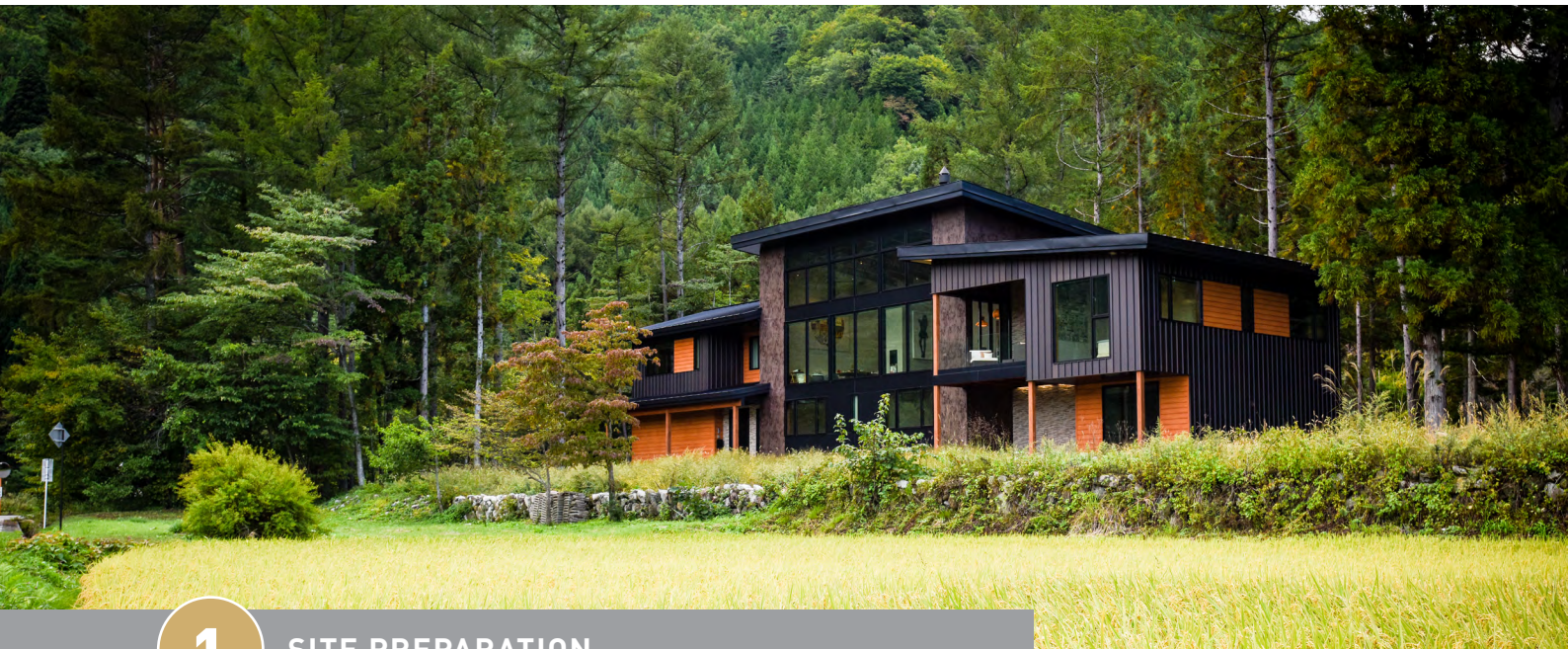
10**COMPLETION & HANDOVER****10 DAYS (¥ 10% PAYABLE)**

At the completion of all the works outlined in the contractual agreement, the property is inspected and approved by local authorities. Once the certificate is issued the owner can inspect the property and move soft furnishings in.

CONSTRUCTION SEQUENCE

The following list is a general outline of the flow of construction process from initial ground breaking to final cleaning and fit out. Please consider these notes are not comprehensive. The sequence of events may vary depending on the supply and delivery of materials, weather, specific site requirements and sub-contractor availability.

Fusion Homes will provide specific scheduling details as it becomes available.

**1**

SITE PREPARATION

- Soil density test
- Temp power & water source
- Site clearing
- Building set out
- Underground power / services preparation
- Location of septic tank and exterior water tap

2**FOUNDATIONS**

- Piles
- Excavation
- Foundation formwork
- Foundation base & steel
- Foundation wall formwork
- Foundation perimeter wall concrete pour
- Plumbing first fix (sewage & drainage)
- Back fill / concrete slabs.
- Septic tank install
- Materials delivery

3**FRAMEWORK**

- Scaffolding
- Bottom plates
- Timber framework
- Ridgebeam & fascia boards
- Roofing substrate

4**BRACING AND WEATHERPROOFING**

- OSB or structural cladding
- Roof underlay
- Roofing steel
- Sheet flooring substrate
- Window cut out
- Building wrap & tyvek
- Window installation

5**FRAMEWORK**

- Electrical – main wiring
- Plumbing – Installation of pipes and drainage
- Insulation install or spray foam
- Unit bath installation / bathroom set out
- Draft stop / vapor proof barrier / membranes
- Ducting / ventilation / aircon piping

6**EXTERIOR CLADDING**

- Exterior cavity battens
- Eve battens
- Exterior staining / painting
- Flashings & trims
- Eve substrate
- Exterior facade & sealastic

7**INTERIOR SUBSTRATES**

- Linings & substrates
- Flooring laid
- Interior door openings
- Internal framing
- Internal window & door frames
- Ceiling battens / wall battens
- Stairs install
- Ceiling
- Plaster / putty

8**FINISHING WORK**

- Kitchen installation
- Built in joinery
- Wallpaper
- Tiling & sealastic
- Carpet
- Light fittings / power points
- Final plumbing fix- sinks / toilet / faucets
- Heaters & appliances
- Mirrors
- Hardware (hooks, towel rails, toilet roll holders)
- Cleaning
- Final payment & title handover

9**POST CONSTRUCTION**

- Roll screens / blinds
- Furniture & fit out
- Asphalt
- Landscaping

10**SURVEY AND TITLE REGISTRATION**

On handover of the property, the owner will need to engage the local solicitors office to survey the building and register the property title with council.

Post construction work is not usually included within the original construction contract. Fusion Homes can easily manage these contracts to be carried out immediately on handover of the property.

