



PIVOT HOMES BUILDING PROCEDURE:

PURCHASING / SELECTING YOUR LAND:

Our Consultants / Designer can provide you with a no obligation inspection of your land and discuss your options and new home requirements which could save you thousands.

SELECTING A DESIGN:

Meet with our Consultant to discuss your plan, wish list and budget options. Choose from one of our extensive range of homes or alternatively have our designer's custom design your new dream home.

DECISION TO PROCEED:

An initial investment is required to prepare your sketch design and concepts. This design will include floor plans, elevations, soil test, site levels and will take approximately two weeks.

REVIEW SKETCH DESIGN:

Discuss and review sketch proposal. At this stage you will be able to amend your design and compile the specification for your home. At this stage a Ball Park price can be established.

DESIGN DEVELOPMENT

Once the sketch plan is complete and correct, you will proceed to the next level of documentation, where a detailed plan, elevations with claddings indicated and 3D perspective of your home is generated.

With this information we can generate a full colour Specification, showing all of the inclusions, fittings and finishes, Costings Breakdown Summary and quote a Firm Contract Price.

AUTHORITIES:

If required submit plans to relevant Government authorities for planning approval (This process will require additional fees and are job specific). Additional documentation will also be required, i.e. landscaping design. Please ask your consultant if planning approval is required for your building site. For example, The Sands Torquay, Thirteenth Beach Golf Course Estate, The Quay Torquay and multi unit sites require planning approval. For Details please refer to the 'Planning Requirements' Brochure.

WORKING DRAWINGS:

With everything in order, we now begin the Working Drawings. These include complete project detailing, as outlined in the Documentation Procedure brochure.

WORKING DRAWINGS REVIEW:

Review working drawings, amend any changes if required. These changes will also be forward to the estimating department to finalise your construction cost. You will be then be provided with a summary of changes and their value, an adjusted Specification, and Final Contract Figure.

CONTRACT SIGNING:

Once the summary of pricing has been reviewed we are able to prepare the documents required for contract signing. We will require approximately two hours to thoroughly explain our fixed price contract, specification and other relevant documents.

CONTRACTS SIGNED:

Once contracts are signed and the relevant 5% deposit has been paid we can apply for a building permit. This will take two – six weeks.



COLOUR SELECTION:

The most challenging procedure! Pivot Homes will assist you one on one with the selection of all your colours, fittings and fixtures. We have a comprehensive samples room containing everything you need to help you choose. You will also be introduced to our Joiner, who can provide you with free advice on your selections.

COMMENCE CONSTRUCTION:

Your plans are now approved for construction and include all necessary permits, certificates and insurance. Our construction manager has scheduled your project and construction has commenced.

ON-SITE INTRODUCTION:

You will be introduced to your site supervisor who will be able to assist and answer any further questions you have.

CONSTRUCTION PHASE:

Your site supervisor will guide you through the construction process to completion. Your supervisor will be in contact with you to ensure a smooth construction process. Meetings can be held on site at various times during the construction to discuss any questions/queries you may have.

HANDOVER DAY:

Our supervisor will walk you through your new home to inspect all work is completed to your absolute satisfaction. Keys and monies are now exchanged and you are ready to move in!