

At David Reid Homes our highly personalised and professional service ensures that your thoughts are captured and incorporated into the project.

We understand that you wish to live in a home designed and built to suit your needs and lifestyle, so your ideas - from a holistic perspective down to the finer details - are central to every stage of the process.

At [David Reid Homes Perth](#), we have vast experience in building fine, distinctive homes in the Perth metro area and the surrounding hills and are able to offer advice on all aspects of the development; however we are also keen to listen to your views as this is the only way that your vision can ultimately come to fruition.

If you choose to employ a customised home creation service you have clearly thought long and hard about what type of property you would like to live in. When searching for a new home, while there are many which may attract your interest, they never really manage to meet all your criteria. We can work together to ensure all boxes are ticked.

Taste is personal, style is individual, so we provide you with the platform to express your personality through every aspect of your home. There is no such thing as a bad idea and we won't hold you back as you guide us towards creating a home which matches your vision. That is our promise.



Your perfect home IS out there - it just hasn't been built yet.

Homes tend to reflect the owners character and therefore we always endeavour to create something individual about them. Understanding our client's particular requirements is key to a successful build and we take the time to understand what the pre-requisites are and what would be essential in your future home.



David Reid Homes is more than a name. With our unmistakable levels of quality and service we can offer you the ultimate design and build package to make your dreams come true. Incorporate design features such as an open, spacious roof terrace or a fully equipped entertainment media room - perhaps a stunning home office fully equipped with the latest Apple iMac computer and some of the best kitchens and bathrooms on the market ensure it soon becomes your home, and yours only.

To help you with your quest, we have pooled our 100 plus years of building experience to create the following guide to design and building your own dream home.

If you have any questions about the build and design process or on any of the plans on our [website](#), please email or ring [Kim March](#) on 0416 022 183.

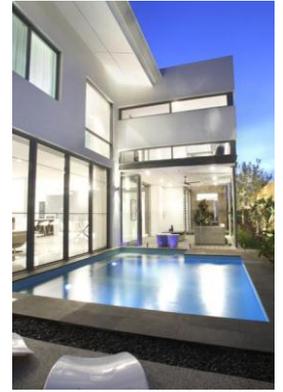
By asking the questions below, you will be able to ensure the home you want to live in, is the one that is built with the features, fixture and fittings you are expecting.

- **Why design and build?** - *so that you can create your own unique living environment to represent your family's requirements, i.e. location of bedrooms, access of living areas to the outdoor living, separate study area perhaps, you know how you like to live and function as a family. What problems do you have in your current home that you don't want to repeat?*
- **When to start the design process?** – *approximately 6 months prior to wanting to start the build process and this will be dependent on your ability to make decisions.*
- **What do you, the client bring to the table?** – *the budget, how they want to live, how their family functions, their scrapbook of ideas.*
- **What does a designer bring to the table?** – *Imagination, creativity a fantastic array of ideas a different interpretation, energy efficiency requirements and many ideas.*
- **What does a builder bring to the design table?** - *practicality, knowing what costs are involved with design options and integrating some practicality if necessary, having costs available throughout the design process not leaving it all to the end and thus avoiding a potential nasty surprise.*
- **What does the Design process include?** -
 - **Stage one** - *the concept stage, this is where all the ideas are put into a concept plan and then we all come back to the table to see what the designer has conceptualised(this is exciting) this process maybe repeated a couple of times to finalise the concept.*
 - **Stage two** - *the formal floor plans and all four proposed elevations are produced from the concept sketch. This is even more exciting, as the drawings start looking like reality.*
 - **Stage three** - *the development process: this is where the plans are submitted to council for their first approval process. Questions like does the proposed overall look of the home suit the neighbourhood? Does it conform to their codes? Are there any overlooking issues, height restrictions and so on? Once these plans are approved by the council, we move to*
 - **Stage four** - *working drawings and, of course the engineering drawings. This is where all the details loaded onto the various plans, electrical plans showing light points, power points etc, cabinet plans detailing the cabinet layouts, a window schedule describing each window and so on. All the builder needs to build the home is here and the engineer adds what he needs to make it structurally sound.*
- **How does the home pass through the Council's approval processes?**-
 - **Stage one** - *the design process (see stage three above) takes you through the first stage of the council's approval process known as development approval or DA.*
 - **Stage two** - *building licence issue, this process can only be done through a builder and we need to supply:*
 - Working drawings.
 - Engineering drawings.
 - A specification.
 - Energy efficiency rating.
 - Termite protection process to be used.
 - Home Owner's Warranty Insurance.
 - Building licence fee to be paid to the shire on application.
 - Water Corporation application made and paid prior to application of building licence.
 - BCITF and building commission fees have to be paid upon application.
 - Neighbours' approval for boundary walls, access or anything that may affect them, if required.



- **How is the building contract formed?**

- *Starts when we begin stage two of the approval's process (see above)*
- *Not all the selections need to have been made at contract stage, only that an appropriate allowance has been made for the type/style and budget of the home.*
- **The contract will typically contain**
 - *3 copies of the plans.*
 - *3 copies of engineering plans.*
 - *3 copies of the specification/addenda.*
 - *Finance approval if required.*
 - *Deposit, so that the building licence can be applied for and the appropriate fees paid.*
- **What types of Contract are there?**
 - **Fixed Price** - *the builder gives a price to complete all the works in the contract documents. The only variables are the adjustment of the PC or PS sums - please see explanation of these terms below. This is usually the preferred option for the banks.*
 - **Cost Plus** - *the costs to build the home plus a percentage or a fixed fee for the builder. The final cost for the home is an unknown and could go up or down from the estimate given at the start of the job.*



- **Are there any terms I need to understand?**

The most common terms are

- **PS** (*provisional sums*) – *these are amounts which have been allowed for items to be supplied and installed where the item is unknown at this stage. Typically earthworks are a provisional sum, until the earth is dug up nobody knows what we are really dealing with. Cabinet work – where the exact layout or materials used has yet not been decided and is typically decided on part way through the build.*
- **PC** (*Prime Cost*) - *is an amount allowed to supply materials only where the item is unknown at this stage e.g. tiles (size, colour, etc) or kitchen appliances. Installation of these items will have been allowed for in the contract sum.*
- **Variation** - *a change to contract documents whether it be a selection or the plan itself: e.g. the addition of a doorway or making a different selection of a tap etc. When an item is changed it may have a cost or refund associated with it depending on the item varied.*

- **How do I choose what goes into my home?**

- **Stage one** - *In the course of the design process you will have definite ideas of some items you want in your home and this can be included from the beginning.*
- **Stage two** – *whilst the home is in council for the building licence, it is time to go over your plans:*
 - **Electrical** - *see if there are any power points or lights you want moved perhaps go and visit our lighting specialist or locate the oven in the perfect place for you*
 - **External colour selections** – *At DRH we use a colour consultant/ interior designer to help out. Render colour, stone type, window, roof, downpipe, gutter, exposed aggregate.*
- **Stage three** - *Internal finish selections are made with DRH's colour consultant/ interior designer by visiting various suppliers to make selections, these selections are then added to the addenda and contract varied if necessary.*
- **Stage four** - *is only necessary when you change your mind on your selections after stage three. This will result in a variation charge: please see contract explanations of variations.*

- **What happens when building starts?**

For a single storey home:

- **Stage one** – *whilst waiting on building licence*
 - *Site sign, re peg, etc.*
- **Stage two** – *once the building licence has been issued and prior to slab down.*
 - *Siteworks are performed in preparation for slab, soil may need to be taken away or bought in.*
 - *Footings based on engineers drawing are created.*
 - *Deliver site toilet, site power and water.*
 - *Plumber prelays the sewage and drainage pipes etc*



- **What happens when building starts (continued)?**
 - **Stage three** - slab laid ☺ time for slab party !!!
 - **Stage four** - bricks, windows frames, door frames, sand and cement are delivered to site so we can start building the walls.
 - **Stage five** – preparation for roof, timbers delivered, carpenters, scaffold if necessary, and electrician to chase the walls in readiness for wiring. Ultimately ending in roof cover.
 - **Stage six** - plaster, air conditioning initial installation, ceilings, glazing, electrician to lay wiring, external doors hung etc. Cabinets are measured and made off-site so they can be installed in stage seven. The house is locked up.
 - **Stage seven** – the tiles are laid, the plumber fits the tap ware etc, the cabinets are installed, painting, fixing carpenter to fit skirting boards, shelves in linen, robes etc, the electrician will fit light fittings and switches, etc.
 - **Stage eight** - external works such as exposed aggregate, the concrete floor (grano) in the garage and the landscaping if applicable.
 - **Stage nine** – pre handover site meeting. We agree what works are outstanding and need to be completed by the builder in preparation of handover.
 - **Stage ten** – handover occurs with the agreement that the works in stage nine will be completed within an agreed time frame.

- **Rectification** also known as maintenance – a list of defective items that may become apparent as you use the home and the day to day use of the home brings these things to your attention; they may not necessarily be urgent but need attention at the scheduled maintenance period (urgent items like electrical, plumbing or leaking roof are attended to as necessary). During the rectification period, we co-ordinate the required expertise e.g. fixing carpenter or the supplier.

- **What else should I ask a perspective builder?**
 - Do I have choices in building materials i.e. timber frame, brick veneer, double glazing, eco- friendly building materials such as: Formcraft, Zego, Masterwall?
 - How will I make my selections?
 - At a variety of suppliers' premises with the help of an interior designer or colour consultant or
 - in a builder's office with an office clerk and a restricted selection.
 - Will I get a custom design or only a modified version of an existing plan?
 - Will I have access to Lighting consultants?
 - Will I have access to Landscape/gardening consultants?
 - Will I have access to Colour/interior designers?
 - Will I be able to liaise with air conditioning experts?
 - Can I have my light fittings fitted by your electrician or do I need to do it after hand-over therefore double handling?
 - Is internal wall painting included as standard?
 - Are skirting boards fitted standard?
 - Are my main floor coverings included in the price?
 - Can I liaise with the cabinet maker?
 - Will I be able to liaise with the pool & pond consultant?
 - Will I have access to my site supervisor's phone number & email address
 - Will I have my own personal web based communications portal for keeping a track of communications and agreements, plans, ask questions and keep track of the answers, store documents etc?
 - Is there a restriction on finishing items e.g. polished concrete floors, carpets, timber floors, skirting boards, cornices, restricted internal & external finish or paint choices?
 - Will variations incur an administration fee and if so how much will that fee be?
 - Are site works and stormwater costs/allowances included in the quoted price?
 - Has the necessary allowance been made for the connection/run-in of services to my home?
 - Are the costs for any retaining walls included?

If you have any further questions about the build and design process, please email or ring [Kim March](mailto:Kim.March@DavidReidHomes.com.au) on 0416 022 183.

