

The logo for AFT Building Solutions features the letters 'AFT' in a large, bold, white, sans-serif font. Below it, the words 'Building Solutions' are written in a smaller, white, sans-serif font. The background is a dark, semi-transparent overlay of a modern bathroom interior, showing two round white sinks with gold faucets, a wooden shelf with various items, and two pendant lights with white shades.

# AFT.

Building Solutions

## BUILDING PROCESS GUIDE

Thank you for enquiring with AFT Building Solutions for your project. Enclosed is a basic explanation of the process involved with taking your project from the design stage right through to handing over your keys to your brand-new renovation/new home.

## Design Stage

AFT Building organises a meeting with our design team who completes a draft floorplan based on your design and Wishlist. From this draft floorplan we can provide a budget estimate, if the budget estimate is within your budget, we can move onto the selections stage. If the estimate is not achievable the floorplans fee is charged direct to the client with no margins attached, this way the floorplans are yours to keep and can be shopped around to other builders, we take no ownership of the plans.

## Selections Stage

To finalise the floorplans structural drawings and energy rating reports/ Basix depending on what state the project is in must be created, we can organise this using our in-house engineer and energy specialist, please note both these items are required for approvals from local council/government, this allows us to create a fixed price quote that can be taken to contract stage. To complete this step incurs a fixed price fee based off the size of the project, this fee acts as a deposit on the project deposit, so if you decide to proceed with AFT as your builder, when the time comes to pay the initial 10% deposit to start the project this fee is deducted from that 10% invoice. This fee is purely to cover the costs of the engineer and energy specialists and time taken to compile a fixed price quote.

Selections will also need to be decided for the following where applicable, these selections can be made from one of our many partner suppliers with meetings that can be booked with specialists to help decide on your selections. We also offer interior design services for additional fees.

- Tiles
- Flooring
- Joinery
- Windows
- Doors
- Fixtures and fittings- our standard inclusions can be used to make decisions easier.
- Appliances- our standard inclusions can be used to make decisions easier.

## **Contract Stage**

After the fixed price quote has been sent through you are required to Digitally accept the quote via our quoting software, once this is complete contract will be drawn up and signed by both parties. All insurances will be provided by AFT building solutions to satisfy any lending authorities and ensure approvals can be obtained by the local authorities. It is here that a 10% deposit will be required upon signing contracts, this has a cooling down period which is fully refundable minus any admin fees involved after contract signature.

Once the deposit is paid the project will be submitted to the local authorities for approvals, timelines for approvals are subject to the local authorities and can take up to 6 months based off the complexity and size of the project.

## **Construction Phase**

Once the project is approved it will be programmed based on the workload that AFT currently has, a start date will be given and if the client is moving out/ relocating to another section of the house the start date will be negotiated. Once the construction phase begins updates will be given regularly and the client will be given opportunities to walk through the project at milestone stages and confirm selections/ service locations. Being a custom home builder, we pride ourselves on making changes to projects on the go and encourage the client to speak up if they want to change minor designs or even finishes.

## **Handover Phase**

Once AFT Building hits practical completion the client will be notified, this will move the project into the handover phase where AFT will begin a defects walkthrough with its trades prior to completing a defects walkthrough with the client. During the defects walkthrough with the client all defects agreed upon by both parties following the fair trades guidelines will be catalogued in a spreadsheet and photos taken on the day, the spreadsheet will need to be signed and dated by the client and then AFT will proceed to rectify all defects. In the background we will have begun the final certification process and have started providing all necessary documents to achieve the certificate of occupancy. This process can take up to 4 weeks. Please note that keys are not handed over to the client until the final bill has been paid.





## QUESTIONS?

Simply contact us below and we can assist you  
with any questions you may have.

**AFT Building Solutions Pty Ltd**  
75 Weatherstone Cct  
Googong NSW 2620  
0431 287 742  
[info@aftbuildingsolutions.com.au](mailto:info@aftbuildingsolutions.com.au)  
ABN 67626010991