



# MORRIS HOMES

INNOVATION | STYLE | QUALITY | TRUST

## OUR BUILDING PROCESS

### STEP 1. INITIAL MEETING

During our initial consultation you'll meet with our owner and Managing Director Brad Morris where we'll discuss your vision, needs and aspirations for your new home. We understand that building a new home is a big commitment which is why we'll offer helpful honest advice and can promise that there won't be any pushy sales tactics anywhere in sight.

### STEP 2. SITE INSPECTION

We will arrange a complimentary on site meeting which will allow us to assess your current block. This will help us to provide you with guidelines on what is possible within your budget, time frame and any potential site limitations throughout the design process.



### STEP 3. PRELIMINARY DESIGN AND PRICING

Once we understand the vision for your new home we'll work with you to select one of our architectural plans or create a unique custom design. We'll take the time to understand your individual needs and create a design based on your preferences.

At this point we'll also review the relevant planning guidelines associated with your specific location and assess the most effective approval pathway for the project.

### STEP 4. DETAILED DRAWINGS & SELECTIONS

In order for us to provide you with an accurate cost proposal for your new home (a fixed price tender), we will need to create detailed floorplans and elevations in order to price the specific elements and detail within your home. This is a collaborative process, where inclusion items and colour selections will also be discussed as we develop the unique vision you have for your new home.

## STEP 5. CDC OR DA

After completing your working drawings, we will discuss your options for the approvals process. A Council D.A. (Development Application) uses the traditional pathway to approval and can be a more flexible process. A CDC is a Complying Development Certificate and uses a combined planning and construction approval process. It is designed to enable straight forward development applications to be fast-tracked.



## STEP 6. CONTRACT SIGNING

This is the step where you can start to see your vision coming to life. For your peace of mind, a plain language HIA contract is prepared outlining the formalities of your contract.

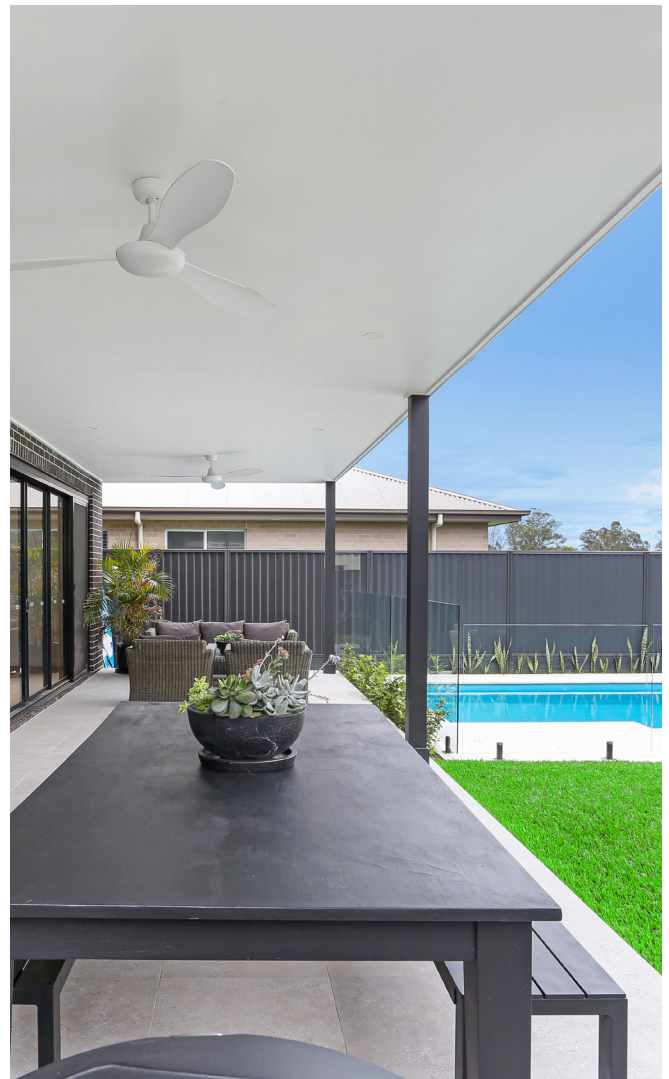
This along with your Final Building Tender forms your final building contract, along with all of the necessary insurances and personal requests. Your selections will also be included in this document.

## STEP 7. CDC/DA LODEGEMENT

You're ready to go! Our team will prepare everything that is required for your approvals process including BASIX Certificate, Statement of Environmental Effects etc. providing the site and design allows.

## STEP 8. DEPOSIT

Let's get underway - all we need now is a deposit of 5% of the total contract value less any monies you've paid to date.





## STEP 9. SCHEDULING AND CONSTRUCTION

The construction of your new home can begin as soon as we have final approval from your finance provider and we receive the necessary approval and associated documentation from local authorities.

A work schedule is prepared and adhered to, streamlining the process and outlining build time frames. We believe that client communication is one of the most important aspects of the building process and another feature of our systems is your own personal access to a unique client portal where you'll be able to track the progress of your new home construction.

This portal will allow you to visualise your project work schedule, progress photos, product selections and much, much more in real time just as we see it..

## STEP 10. HANDOVER

On completion of your new home, you will be invited to attend a final walk-through inspection with your Project Manager. Once you are completely happy with the finished project, we request that all final payments be made before picking up your keys to your beautiful new Morris home. The Morris Homes team hopes that you celebrate and enjoy this exciting time in your life and congratulate you on turning your dreams into reality

*Brad Morris*

BRAD MORRIS

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