

Bearwood BUILDING

Your Project Roadmap

Phone call

If you are at the early stages of your building journey and unsure of what to do or where to go. This is a perfect place to start.

Starting your Building journey can be confusing and a little overwhelming. We wanted to help ease these feelings for people, so we have created a roadmap that outlines what to expect when starting your project journey.

What do you need to prepare for your 1-hour phone call?

We need to get a basic idea of what renovation and/or extension you would like done.

For Example:

2-bed extension with an ensuite.

Explain the current state of the house (weatherboard on stumps, tiled roof, etc.).

Pictures are super helpful for this.

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We then discuss:

- End goals - "What is the reason for undertaking this project? Are you looking to create more space, install a new kitchen, enhance the liveability of your home, create an architectural masterpiece, or perhaps sell it for a profit? Maybe you're renovating to rent it out to tenants for the next decade. Once you clearly understand your end goal, it's important to stick with it. Doing so will help you save both time and money. We offer personalised advice to help you achieve your desired outcome."
- Budget - What is your anticipated construction budget?
- Does your budget align with the actual cost of the work?
- How to stick to the construction budget.
- What Contingency item do you need to be aware of?
- The difference between the construction budget and the total project budget.
- Costs - What Project costs are involved? What are some cost-saving ideas? What is a suitable contingency amount?

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- Finance - Do you require a loan from the banks for the works? When is the best time to start this process? What building contracts will we use, and what payment schedules will you receive during the project?
- Buildability - What type of build would be suitable for your home and current site conditions to maintain a budget and end goals? Do you have suitable site access, storage, on-street and off-street parking, sloping block? Are you building on the boundary? Is the house relatively new or has it stood the test of time?

So many factors come into play here, and they all contribute to the way you could build/construct your dream project.

Anything and everything is possible, and all options offer different prices.

What is included: 1-hour phone call with Sam, our Builder, plus guides to help you prepare and save on your building journey.

Cost: \$125.00 Includes gst

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What is the Direction Forward?

We offer an onsite consultation with Sam, our builder (Fees apply). This consultation session includes a 1.5-hour meeting with Sam, where you can discuss your project in detail. During the consultation, Sam can advise you on buildability, cost-saving ideas, and contingency items that may arise. We pay close attention to your requirements, current site conditions, and budget to recommend the most cost-effective strategy for your build.

- Design stage - Offering advice on who are you best to speak with, an architect, designer or draftsman?
- What documentation will you need to gain a detailed proposal from us?
- Timelines for documentation.
- Timelines for construction?
- Basically, easing your mind so you know what to expect and what is required.

After the meeting, you will receive a **Feasibility** report to give you an estimated price range for the proposed works.

A true or fixed price can only be given once all documentation is available and a site visit/assessment has been performed.

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The reason we do Onsite assessments and feasibility reports is we believe in providing our clients with the tools they need to make informed decisions. We want you to know whether your project is feasible or not before you spend a significant amount of money on documentation and permits. Our approach is designed to save you both time and money.

We look forward to hearing from you.