

Turnkey Client iBuild Affiliated Builder to Construct

Initial
Estimate

- "I have my own design ideas"
- Change to existing design and plans or a new design is required
- iBuild Design – no changes to design & plan required

Preliminary
Agreement

- Sign the preliminary agreement and pay a preliminary design fee of \$3000
- iBuild will have preliminary plans (not for construction purposes) and specifications prepared
- Twice only alter and amend such plans and specifications as required by the client
- Acceptance of Plans and Specifications by Client, and formal quotation from an iBuild Affiliated Builder

Contract

- Client to sign contract directly with an iBuild Affiliated Builder including both building material & construction
- iBuild to release floor plans and drawings to client, and arrange energy certificate for client
- Client to organise site plan directly or via a town planning service provider to apply to council for relevant planning permit and building permit as necessary

Lockup

- Frames, trusses, and other building material will be arranged by an affiliated builder
- Constructed by an affiliated builder

Lining Stage

- Building material arranged by an affiliated builder
- Constructed by an affiliated builder

Completion

- Building material arranged by an affiliated builder
- Constructed by an affiliated builder

^ A large dwelling with more than 3 bedrooms may attract a preliminary design fee of more than \$3000

If plans come out from council and changes must be made this is a cost to the client because this will affect engineering and energy rating. In the rare case of permit application were to be declined, iBuild offers client the option of refunding deposit less \$3000 service fee, or retaining this amount as credit for client's next project

* For kit homes, all materials are sourced onshore within Australia, which will arrive in multiple batch deliveries to minimise delivery cost. Phased delivery along with the project progress can be arranged at client's costs.

iBuild and Customer Responsibilities

What	Who's Responsible
<input type="checkbox"/> Floor Plans	iBuild
<input type="checkbox"/> Elevations	iBuild – release after contract
<input type="checkbox"/> Site Survey	Customer. Check with council if it is required. iBuild can arrange this service for a fee.
<input type="checkbox"/> Site Plan	Customer. iBuild can arrange this service for a fee.
<input type="checkbox"/> Soil Test	Customer / builder. iBuild can arrange this service for a fee.
<input type="checkbox"/> Energy Certificate	iBuild to arrange after contract is signed (if this is required for CDC approval in NSW, an invoice will be issued to client)
<input type="checkbox"/> Structural components	Builder to arrange the design of structural components of the wall frames, trusses, floors (if ordered) including necessary bracing and tie down. iBuild can arrange this service for a fee.
<input type="checkbox"/> Footing / Slab design	Customer / builder to arrange civil engineering designs for footing, floor posts & their bracing (if applicable) or slab designs