

# Owner Builder Client

## iBuild to supply materials only

Initial  
Estimate

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

Preliminary  
Agreement

- Sign the preliminary agreement and pay a fee of \$3000<sup>^</sup>
- 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 iBuild

Sign the  
contract

- If contract value is more than \$30,000, sign the contract and pay 10% deposit less \$3000
- If contract value is less than \$30,000, sign the contract and pay 50% deposit less \$3000
- iBuild to release floor plans and drawings to client, and arrange energy certificate for client

Obtain  
Planning  
Permit

- Client to organise site plan directly or via a town planning service provider to apply to council for relevant planning permit as necessary<sup>#</sup> (NSW: CDC approval for granny flats)
- For contract value of more than \$30,000, client to make progressive payment of 40% of contract value so that payment reaches 50% of contract value
- For contract value of less than \$30,000, client to make balance payment

Obtain  
Building  
Permit

- Obtain building permit approval from relevant authority (NSW: CDC approval for granny flats)
- For contract value of more than \$30,000, client to make balance payment before commencing procurement of materials and manufacturing

Manufacture  
& Deliver  
(6-12 weeks)

- Upon receipt of payment, iBuild commences procurement of materials and manufacturing
- iBuild advises client of estimated arrival date and time to facilitate inland trucking delivery\*

Assembly

- Client either owner builds or appoints a licensed builder to complete onsite erection
- It is advisable that client prepares the footing foundations in time for arrival of delivery

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

<sup>#</sup> 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	iBuild is responsible for design of structural components of the wall frames, trusses, floors (if ordered) including necessary bracing and tie down – 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"/> Footing / Slab design	Customer / builder to arrange civil engineering designs for footing, floor posts & their bracing ( if applicable) or slab designs