



Designer Homes for Brisbane's Climate

When building whether it be a new home, a renovation or a deck there is a procedure in which things need to happen. We believe that at Ison Homes, we can design you a unique modern home which will satisfy you're every desire! With over 35 years Master Builders' building experience, our proven success in creating unique designer homes here in Brisbane at the same time using today's efficient energy needs. Our design teams are well in touch with today's clients along with friendly environmental layouts.

Any style of home can be designed for energy efficiency, so why not talk to us to include the features outlined - not only will you save on future energy costs, you'll also help to make your mark for the environment. Making your home energy efficient range starts from the building orientation to the use of energy efficient appliances. Talk to us to know more.

This design service is free to our clients who build with Ison Homes and covers a wide range of design styles including single story, double story and small lot housing. In fact, if you are unsure of your design our experience design team can turn your concept into reality. Our homes can be graceful and elegant, or contemporary and edgy. Your new home we will reflect your lifestyle, suit all your requirements, relate to your surroundings and maximize your investment. *Always unique – always different.*

Many people don't realize this, but the following is a brief overview of the procedure:

Finance Approval.

Most people these days already have finance approval prior to signing any contract, it could also be a condition that your lender will ask that a full set of working drawing be given to the bank before they will grant full approval of your loan, so it's a good idea to speak to your bank before getting to far down the track. Should it be a cash contract it will be required to have a joint account with Ison Homes and yourself so we are satisfied that funds are available as each progress draw falls due and sufficient funds available to fore fill the contract. It is a condition stated in all our Queensland Master Builders contracts

House Design

Discuss your design in brief and your wish list: what do you absolutely have to have, what do you absolutely not want and what are you willing to compromise on if anything.

We ask that prospective clients make an appointment with our designer in their office, where we discuss what you the client wish to achieve on your site working within your budget. This meeting lasts approximately 30 to 45 minutes and there is no fee for this meeting.

Step 1: Site Visit

- Orientation: sun, breezes, shading
- Slope: front to back, back to front or side to side
- External colours: do they suit the surroundings and area
- Possible drainage issues
- Making the most of the best and worst features of your block
- Does your preferred style suit your block & surrounding homes
- Access to the land

- Retaining walls (timber sleeper, rock/boulders, block)
- Site clearing
- Tree removal
- Fencing
- Landscaping/pool removal
- Demolition of old home

Step 2: Design Brief

- Home style: Open plan, how many bedrooms, living space, how many bathrooms, position of parents and children's room, how many levels, split level
- Lifestyle: Work from home, study rooms, entertaining, media room, bar/rumpus
- Storage: linen cupboards, shelving requirements, garage storage, roof storage, robes in bedrooms
- Construction style: what is your theme – ensuring you consider your theme through the whole house
- Environmental elements: solar power, air conditioning, tank water, recycled water, low allergenic materials, future proofing, smart wiring
- Aesthetics: colours, flooring, tiles, materials (stone vs. laminate, timber vs. carpet, tiles vs. tin, external materials)
- Landscaping: swimming pool, fencing, pathways, clothes line, letterbox
- The little things: power points, lights, TV points, phone lines, fans

Step 3: Concept Design & Plans

The first time you see your new home on paper

- Floor plans
- Soil Test carried out to determine the soil conditions
- 1 elevation (front/side)
- Minor plan changes free
- Major plan changes (e.g.; room or roof position changes) at additional charge
- **Cost: on application**

Step 4: Preliminary Plans to Concept Plans

- Scaled drawings
- Full floor plans; front, side & rear elevations
- Minor plan changes free
- Major plan changes (e.g.; room or roof position changes) at additional charge

Step 5: Working Drawings

The final stage in the drafting process and now your design is considered complete.

- Getting your plans ready for the Building approval and submission to Council
- Final drawings, site plan and foundation/structural design
- Floor Plans
- Foundation & Structural steel design
- Front, side & rear elevations
- Bracing and sub floor plan
- Blank electrical plan
- From these drawings Ison Homes can now provide you with a fixed price to build your new home.

Now the Building Process

Contract Signing

When your Building Contract is prepared it will be forwarded to you. The signing of your Contract will be completed in the presence of your Ison Homes Representative. This is to ensure the contracts are signed and initialed correctly. Upon signing and before plans are lodged with council, Ison Homes will require the balance of 5% deposit of the contract price.

Council Approval

When your Signed contract is received, we will forward the relevant insurances and levies and lodge, the building application for approval with the relevant council or Independent Private Certifier. Note: the application approval usually takes between 6 to 8 weeks depending upon your relevant council response.

Colour Selection

When we receive your initial deposit, you will be sent a Preliminary Colour Selection attached to your letter. We request that you obtain your internal and external selections ideas if you have any prior to making your Colour Selection appointment. Our colour consultant will then contact you to make an appointment.

Start of Construction

- Once we have received all of the following 'Essential Matters we can now proceed:
- Building and Plumbing Permit
- An authority to commence construction from your lending authority, or satisfactory evidence of owner capacity to pay in full the contract price
- Proof of land ownership
- All colour selections completed
- All post contract variations signed and returned to head office.

On receipt of the building approval, we will commence construction within 14 days. As every one of our homes is a "one off", the construction time varies, dependant on the design and inclusions. However, a typical build time for a two storey home of between 350 to 450 square meters, is approximately seven to nine months.

Construction

During construction, should you have any questions at any time, Paul will be happy to meet you either in the office or on the site. We want you to be comfortable you are getting what you expect from us. Should you wish to make any changes; a variation document will be raised, and signed by both parties. Progress payments will be claimed at the completion of the following stages: Base, Frame, Enclosed, Fixing, (pre-painting) and at Practical Completion.

Taking Possession

When all work is completed you will be invited to inspect your new home with your Building Supervisor and do a 'walk through'. When your home has reached 'Practical Completion' and our office has received all outstanding monies, you will be presented with all necessary warranties, certificates and of course your personal keys. We include a six months minor defects liability period, and through the BSA Insurance Scheme, a six and a half year structural warranty. Please contact us should you experience any difficulty.

At Ison Homes, we really do value your business.

Call us and You're Home