



# **crighton**

homes construction

BRUSHWOOD HOMES & CONSTRUCTIONS Pty Ltd trading as

## **Crighton Homes Construction**

1 Windward Circuit TEA GARDENS NSW 2324

PO Box 149 TEA GARDENS NSW 2324

Builders Lic No. 127690C ABN 21060 533 520

**Phone 1300 362 579 or 4997 9232 Fax 4997 9231**

Email [garry@crightonhomes.com.au](mailto:garry@crightonhomes.com.au) [shane@crightonhomes.com.au](mailto:shane@crightonhomes.com.au) [www.crightonhomes.com.au](http://www.crightonhomes.com.au)



# The way Crighton Homes Construction works with you and your home.

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## INTRODUCTION

Crighton Homes Construction provides a design and construct service. We design energy and water efficient passive solar homes to suit your budget and individual needs. Working closely with you to understand your lifestyle and budget, we design a naturally lit, clean airy home that will be warmed by winter sun and cooled by summer breezes.

## MEET & GREET

At either your home, your block of land or in our display home you will have your first consultation with either Garry Oliver or Shane Coulter who are the directors of the company and whom are both GREENSMART Professional designers and builders.

Our starting point in all projects is to find out about your lifestyle, how you live in a home and your budget for your new home. Once these items are established we give you an overview of how we develop a GREENSMART home, answer your questions about the design and construction process. You will learn how design principles, combined with the use of appropriate building materials, can create an energy efficient home that takes advantage of natural heating and cooling. Practical examples of these important features will be demonstrated throughout our display home to give you a good understanding of why and how simple ideas lead to a more comfortable lifestyle in your new home.

## PLANNING

On beginning the planning of your new home we will check with local authorities to ensure the design meets councils DCP's, the Building code of Australia as well as other approval authorities.

Each council has different guidelines and policies and each of our designs is individual. Additional information for some projects can require reports on Bushfire requirements, Mine Subsidence, consultations with engineers and presentations to council. These types of additional information are charged separately, at cost, and payable at the time of production.

## **SKETCH DESIGN CONCEPT**

This is where we sit down with you and discuss exactly what your requirements for your new home are. If you have ideas, photos, sketches, a scrapbook of things you like, this will help us in the design process. We need to know how you have lived in previous homes, your likes, dislikes and your dreams. Bring your ideas, our ideas and the site analysis together will achieve the basis for your new home design.

## **COSTING**

From the sketch design we can simply prepare an estimate of cost within a few days to let you know how we are travelling within your budget. This cost is only an estimate based around our standard quality inclusions; the estimate may change, as the selections you make during colour selections process will affect the final project cost.

## **DESIGN CONTRACT**

At this point we are ready to sign a design contract. The design contract, is based on 2% of your estimated project cost, and is engaging Crighton Homes Construction to prepare all necessary documentation required to obtain council's Development Approval & a Construction Certificate for your new home. This deposit is included in the price of your home and is a non-refundable deposit. If work is discontinued at any time and you choose not to proceed to build your home with us, further fees for work performed on your behalf may be payable to Crighton Homes Construction, calculated on an hourly basis for work done up to the time of cessation of work.

## **DESIGN DEVELOPMENT**

During this next stage we develop your concept plan in preparation for the detailed working drawings and specifications required for construction. We meet with you to discuss decisions about materials, finishes and details so these can be specified in detail. You will also visit our suppliers, kitchen designers, electricians and colour Consultants to finalise all your selections prior to building contract preparation.

## **FINAL COSTINGS**

We will advise you as soon as we have received council approval and costed any colour selection variations and provide you with a total investment price. Once you are satisfied with the costing, your building contracts agreement may be prepared. Once your building contract is signed by both parties you will need to pay the balance of a 5% deposit to get the

construction phase underway. (You will have already paid a 2% initial deposit at design contract stage.)

## **CONSTRUCTION**

Crighton Homes Construction maintains regular contact with you; you are invited to inspect the progress of your new home throughout the entire construction process. If there are any queries or problems you have, direct access to us, to help you, is always available.

## **FOLLOW UP**

We ask permission to call you once you are established in your home to hear your thoughts about our service, the building process, and how your house is "performing". In this way we ensure that we maintain a high standard in all aspects of our process.

## **COPYRIGHT AND HOUSE PLANS**

*Are sketches of house plans copyright protected?*

Material eligible for copyright protection includes drawings such as sketches and plans of houses. These are protected automatically as soon as they are drawn or recorded in some way. There is no registration procedure.

*Who owns copyright?*

Copyright is owned by its "author" This is the person who does the drawing even if the drawing depicts another person' ideas.

*When is permission needed from the copyright owner?*

Permission is usually needed to build a house, which reproduces the plan. Even if only part of the plan is reproduced permission will usually be needed if an important part of the original elements of the plan is reproduced. These elements need not form a large proportion of the plans.

*Will unauthorised use infringe copyright?*

You will need permission from Crighton Homes Construction to design or build a house based on any sketches, drawings or plans prepared by Crighton Homes Construction. Reproduction of Crighton Homes Construction plans will infringe copyright. Reproduction of any part of a plan or drawing will also infringe copyright. Crighton Homes Construction will take legal action to stop further infringements and to seek compensation.

Payment of a once off Licensing fee may allow you to use Crighton Homes Construction drawings, sketches, plans and specifications, to build your home on your site at the discretions of Crighton Homes Construction.