

THE BUILDING PROCESS

With Icon Homes you're in control of creating your dream home



ICON

HOMES

ICONHOMES.COM.AU



STEP 1: SHOW US YOUR DREAM DESIGN

Our design mission statement is summed up in one word; flexibility. Our goal is to create a home that is perfectly suited to the needs of your family as well the site conditions of your block.

The first step is to give our design team an idea of not only what you like, but also what you don't. At the very least everyone has a rough idea of what they need from their home and what they want it to look like. This could be as simple as picking an existing Icon design you like, combining elements from a number of our designs that suit your needs or you could want something completely different.

The aim of this first step is to let us know the style and size of the home you want so we can provide an obligation free initial estimate - so call us today and come and meet with one of our design team.

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STEP 2: WE GET TO KNOW YOUR BLOCK

- WITH A FREE SITE INSPECTION

Armed with a rough idea of what you are trying to achieve, our trained site consultant will do a simple inspection of the site and get an idea of any potential site conditions that could impact on the build. This could include provision of services to the amount of work involved in demolishing your existing home.

The point of gathering this information is to provide a realistic initial estimate for the cost of building your home.

The main advantage to you is that this step is completely free and will allow you to make an informed decision before moving forward with Icon.

We hate surprises!





STEP 3: A TENDER WITH A DIFFERENCE

Should you be happy with the estimate the focus turns to providing a fixed price tender. The importance of the fixed price cannot be understated as Icon is committed to ensuring that the tendered amount is what your home will cost. In order to provide this fixed price three things are necessary, a soil test, a site survey and finally your individually designed concept plan. These services will obviously incur a fee but should you build with Icon these fees will be absorbed in the cost (in other words we expect this won't cost you a thing).

The soil test allows our engineers to design the foundations that will ultimately support your home. The point of the site survey is two-fold, it allows our estimators to determine if the fall of the block will be a factor but more importantly allows our design team to determine how your home will best sit on your block of land.

Whilst the aforementioned steps are relatively common, the feature that makes the Icon tender unique is the opportunity you have for consultation with our design team in the creation of your tender design. Whilst our architects will ultimately use their creative flair to create the design, we encourage your input and ideas to get the drawings as close to your vision as possible. Once again flexibility is the key factor in ensuring we are tendering on exactly what you desire.

STEP 4: CREATING YOUR DREAM DESIGN AND GETTING TO SITE

With the tender accepted it is time to sign the contract. This allows our pre-construction team to get started on making your dream home a reality. There is a lot of work that goes on behind the scenes here and our team will take care of everything that is required to get to site. Depending on your unique situation this could mean obtaining a Development Application or a Complying Development Certificate. Sound complicated? Don't worry we will take care of everything and best of all there will be no extra cost to you. Everything is included in our fixed priced tender so once again there are no surprises.

In saying that, your input isn't over. In order to gain council certification we need to develop not only your design but also determine all the elements that will make up your finished product. As before you will be able to work with our design team to amend the floor plans and façade to incorporate the design features to meet the needs of your family whilst also satisfying your own personal style. With the layout and structure of your home decided, it is now time to meet with our team of interior and exterior consultants to select the finishes that will make your home represent you. Our team will assist and encourage you in making your selections to ensure you get the exact finish you are after.



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STEP 5: LET'S GET BUILDING!

Finally, it is time to get down to the business end. With the design sorted and all your selections made Icon's construction team can get started on what they do best. Your Site Manager is the leader of the construction team and will make sure that our high standard of workmanship is maintained at every step of the build. All our trades are closely monitored and are checked regularly to ensure that no stone is left unturned in the creation of your dream home.

Aside from looking after the construction itself, your Site Manager will be responsible for maintaining an open line of communication with you throughout the process. At certain milestones site visits will be arranged to ensure all the little details are perfect. Examples of this include tile set out and location of bathroom fixtures and fittings. We are well aware that getting the little details right are crucial to a providing you with the best possible end result.





STEP 6: IT'S TIME FOR THE HOUSE WARMING! MOVING IN & BEYOND

Handover is arguably the most important part of the entire rebuilding journey. All the previous steps have been working towards this moment in which your dream becomes a reality.

To ensure your home is finished exactly how you want it to be, prior to handover we will conduct a pre handover meeting and with your help complete a thorough inspection of every aspect of your home. If there is anything you are not happy with this will be highlighted and in the following week Icon's construction team will rectify any small issues that have arisen. With everything completed to perfection your dream home is yours to enjoy.