



NEW HOME JOURNEY



BlueGecko
— H O M E S —

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CONTACT DETAILS

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Office Hours:

Monday - Thursday **8:30am - 4.30pm**

Friday **8:30am - 3:00pm**

Trading & Construction Hours:

Whatever is needed but generally....

Monday - Friday **7:00am - 4:00pm**

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RECENTLY COMPLETED
HOMES

Welcome to Your Journey & The Start of Your Long Term Relationship with *Blue Gecko Homes*

We are not just home builders... We are so much more & We always look to ensure that at the end of the every build... for every customer... that we have

Creating the Perfect Balance is Key



Built what our customers said they wanted to a level of quality and visual effect that surpasses what they expected so that their home is what their friends will envy



Added value to the expectation that our customers had when they first began this journey with us



Met any budget requirements they have or provided a longer term solution to having those little extras that we all want



Did all of this in a safe, compliant & fun way so that the journey is absolutely enjoyable for everyone involved

Try us and you will see the difference between what others claim and what we deliver

What Can We Build?

The team at Blue Gecko Homes is well known for its ability to build anything that is worth building – if you can dream it, we can build it.

From simply designed homes that we have to the most complex custom built designs – we can do it all

How Do We Achieve This?

Blue Gecko Homes has a combined experience of its owner and founder of over 30 years in the construction of residential and commercial buildings



If we add that remainder of our team to this calculation, we would be passing the century mark, so we can boast that we are certainly capable and our history and recommendations by others who have enjoyed this journey with is absolutely support our claims... just ask and we will put you in contact with them so you can see for yourself.

PLEASE TAKE THE TIME TO READ ALL THE STAGES OUTLINED IN THIS GUIDE TO ENSURE WE DELIVER WHAT YOU WANT.



How Big is our Team?

The owner [founder and registered builder] who never loses sight of the hands on approach to building;

An administration team of 2 that deals with the ongoing assistance of selecting colour, selections of your inclusions and the all nitty gritty invoicing and administrations tasks.

A large team of specialised contractors who have been chose for your build as we match all our contractors to the particulars of each build.

Aaron Hudson
Company Owner & Director
0428 036 100

Brett Halter
Leading Hand
& Independent Contractor
1300 962 438

Melanie Wright
Sales & Marketing
0478 086 554

Nicole Fluerty
Contracts Administration
1300 962 438

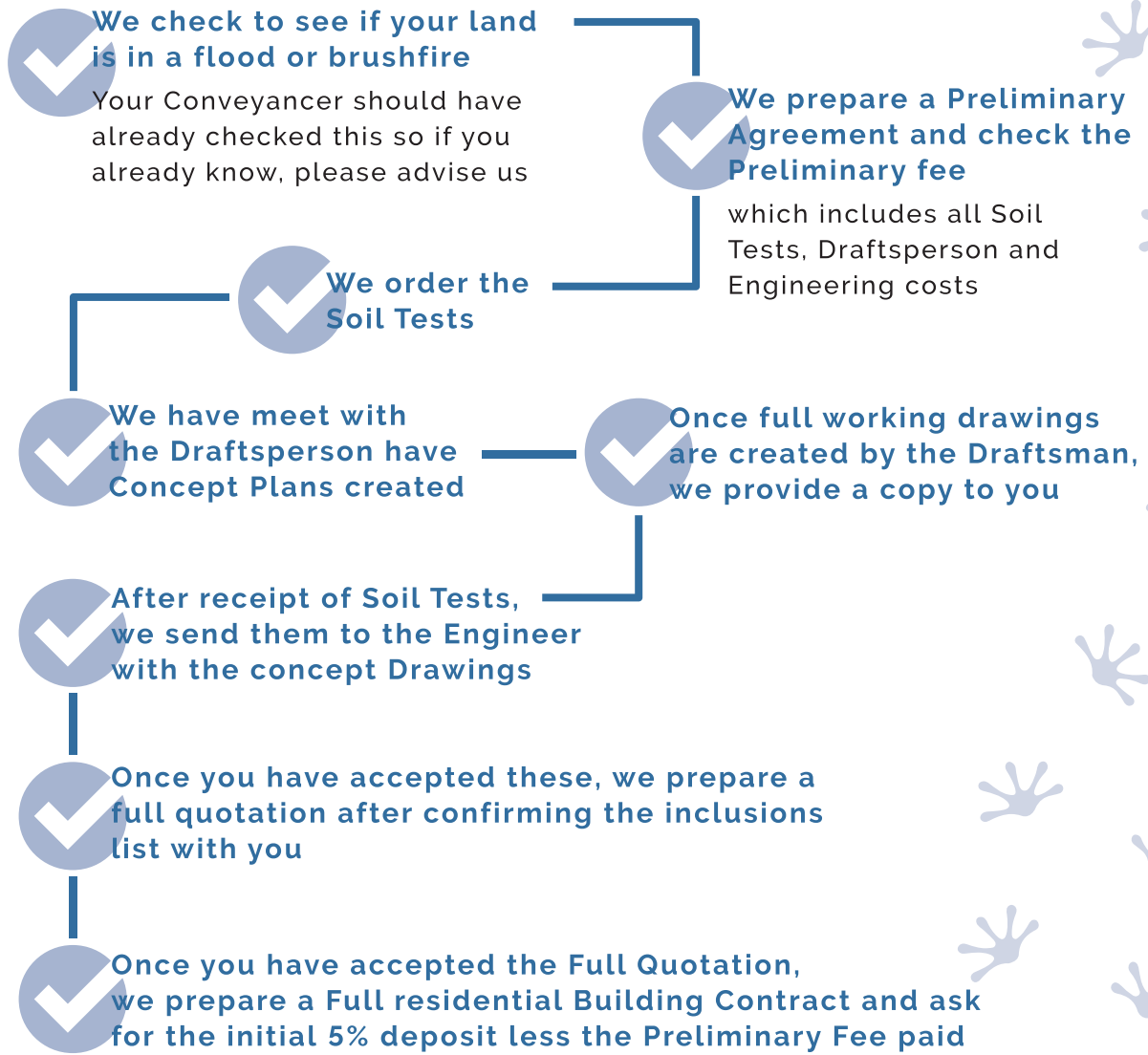


The following overview provides a good idea of the time frames that make up your construction journey but are variable as each build can be different and should be viewed as a guide only.

PRELIMINARY PROCESS

Meet with you on site for initial discussions on your needs

We provide you with our initial contact form so that you can choose what you require from your build and our usual inclusions list





WE WILL REQUIRE THE FOLLOWING FROM YOU

- ✔ Unconditional Approval Letter Required from Bank or Funder
- ✔ Other funding methods confirmation of funds held required i.e. Cash etc
- ✔ 5% Deposit required within 5 business days of Funder Approval or as specified in the contract
- ✔ At this point, you agree to hand the site over to us as outlined in your contract.

Please take the time to read the contract clauses and Section 4 Work Health & Safety of this overview

BUILDING APPROVALS PROCESS & SELECTIONS

Within 10 business days of receiving your deposit, we will lodge all building approvals as needed.

COLOURS AND SELECTIONS PROCESS

This must be completed prior to construction starting on your property. This is a critical part of your building journey, and we allocate a certain amount of time to get this right for you so that you are not disappointed with your home at the end.

Because of this, it is important for you to understand that following process and how it works

NOTE: It can take up to 30 days for councils to approve applications depending on their workflow

PRECONSTRUCTION

We Begin to order frames, trusses, windows, entry doors, garage doors, roof, fascia, guttering and bricks.

CONSTRUCTION STAGES

4 weeks after we have completed the preconstruction ordering and bookings, we begin the constructio process.

01

BASE STAGE

15%
4-6 WEEKS

Usually completed within 4-6 weeks of receipt of all ordering and bookings

COMMENCEMENT OF WORK START

Set out survey, Drainage and electrical works - all prior to slab being poured

- For a home with a timber floor and base block work, when the concrete footings for the floor are poured the base brickwork is built to floor level and the bearers and joints are installed
- For a home with a timber floor and without base brickwork, the stumps, piers or columns are finished and the bearers and joists are installed
- For a home with a suspended concrete slab floor, the concrete footings are poured and the form work and reinforcing for the suspended slab is installed
- For a home with a concrete floor, other than a suspended concrete slab, the floor is finished

02

FRAME STAGE

20%
4-6 WEEKS

Usually completed within 4-6 weeks of slab down stage completion



MEANS THAT STAGE OF WORKS WHEN:
The building frame is finished

03

FRAME ENCLOSED

15%
4-6 WEEKS

Usually completed within 4-6 weeks



“FRAME ENCLOSED” MEANS THAT STAGE OF WORKS WHEN:

The roof is fixed but without soffit linings necessarily having been fixed or for a tile roof, pointing necessarily having been done or for a metal roof, scribing and final screwing off necessarily having been done; the external doors are fixed (even if only temporarily), but if a lockable door separating the garage from the rest of the building has been fixed, without the garage doors necessarily having been fixed, and the external windows are fixed (even if only temporarily) and external weatherproof wrapping prior to wall cladding fixing.

04

ENCLOSED STAGE

10%
4-6 WEEKS

Usually completed within 4-6 weeks



MEANS THAT STAGE OF WORKS WHEN:
External wall cladding is fixed;
and the structural flooring is laid

05

LININGS STAGE

20%

8-10 WEEKS

Usually completed within 8-10 weeks of lock-up stage completion

Means the stage of the works when all internal linings, architraves, cornices, skirting, doors to the rooms, bath, shower trays, wet areas tiling, built in shelves, built in cabinets and built in cupboards are fitted and fixed position

06

PRACTICAL COMPLETION

Usually completed within 6-8 weeks of internal linings stage completion

Means the stage of the works when the works are complete in accordance with the contract and all relevant statutory requirements, apart from minor omissions or minor defects, and the works are reasonably suitable for habitation

- When the owner has engaged consultants including the building certifier, then practical completion under the contract means the stage of work when the work are completed, are reasonably suitable for habitation, with minor omission and minor defects and the builder only being required to provide support documents to the owner to allow a certificate of completion to be issued



07

FINAL ACCOUNT

Usually completed within 2-4 weeks of the practical completion stage

A final account will be process and presented to you prior to the handover of the property.

- This account will show the practical completion amount as per the contract, any variation costs that were raised, and any other delays or time extensions which can occur during the construction of the of the dwelling
- This is an opportune time for you to contact your utility providers [Electricity, gas, phone, nbn, council for bins etc] to make arrangements for them to connect or provide you with their services

08

HANDOVER

Usually completed within 2-4 weeks of the practical completion stage

Once all payments have been received in full and the defect process is complete, we arrange a time to hand over the property to you.

We like to do this in person as it is a journey between both of us and we are proud of what we build.

- Please remember, the handover process cannot take place unless are outstanding invoices from us have been paid in full
- All warranty information is emailed to you or if you do not have an email, we provide copies to you

09

AFTER SALE SERVICE

PLEASE NOTE: That your 12 month defect warranty period begins from practical completion date [FORM 21] and not at key handover.

- At this point, we initiate our 12 month defect rectification process which gives you 12 months to notify us of any building defects that occur.
- You do not have to wait for the 12 month period and can notify us at any point within that 12 months. It is very helpful to us for you to provide us with photos wherever possible so that we understand what needs to be done when we arrive at your property.

At the 11 month mark, we ask you to notify us of any other defects that you have not told us about so that we can attend to them within that 12 month period. If we have no contact from you within that period, we will assume that everything is okay and close the process at the 12 month mark.



Our Commitment to you, our staff, our contractors and suppliers, in fact anyone who goes to our site, is that we will ensure that we provide a safe and secure sight with a zero tolerance for any breaches of the laws that govern what is expected of us during the build.

Aaron Hudson

Builder, Blue Gecko Homes

It is critical to everyone that **YOU**, the land Owner, abide by some simple rules that will allow everyone to stay safe.

These rules are designed by both the regular for Work, Health & Safety in Queensland and the Building industry in general and form part of **YOUR** contractual obligation.

Read you Contract carefully and you will see that you hand the building site over to us for this reason and the following rules allows us to effectively control the site preform our obligations under law to you and everyone who visits the site

Our Simple Site Rules for you to observe:

1. You hand over the site when we start the Funding Approvals process stage
2. You are not permitted onto the site without first contacting us as we **MUST** be present at all times under the law. this is why we often put up temporary fencing and signage which is designed to stop anyone from accessing the site without our approval
3. You are not permitted to take, add, alter or in any way interfere with the site during the Build as it can have dramatic impact on the outcome of the build
4. You will not contact any of our Staff or Contractors unless we have specifically provided them as a contact point so that cohesion and job control is maintained and the quality of the build is undertaken to meet your exact specifications

Thank you for helping us keep everyone safe during the build process

Frequently Asked Questions

What's included in my build?

Your building contract, inclusions list and the associated plans and specifications contain everything that will be included in your build. Please take time to read it carefully and let us know as soon as possible if something has been missed or if something needs to be changed.

Can I change the inclusions or building specifications?

Basically yes, anything can be changed but be aware that additional costs will apply to each change and the costs will depend on what you are changing

Can I pick up the keys or go on site to look at the progress of the build?

Your contract provides for access to your build site but you must advise us first as we are responsible for safety of everyone who enters the sites. To inspect the progression of your build, please contact us on 1300 962 438

When do I take possession of my house?

You will take possession of your house after you have paid all outstanding funds to us and when we undertake the handover process with you

Do I need to buy the land?

Yes, we currently do not build Spec Homes but in some instances we do have developers that we can put you in contact with who do have land for sale. Please contact us on 1300 962 438

What buildings warranties do I get?

The current legislation and building codes state that we need to provide you with coverage for 6 years 6 months from handover

Blue Gecko Homes has been founded and continues to operate with a wide ranges of services which include:

- Construction of new homes for own use or investment
- Renovation construction for existing homes, units & townhouses
- Provision of associated services through our contractor base including
- Programmed building maintenance
- Programmed garden and lawn care maintenance
- Interior design
- Landscape design
- Shes & carports
- Swimming pools
- Additional decking and pergolas
- All types of fencing
- Additional concrete paths and features

Can I refer other people to you?

Yes, and whilst you are building your house with us, we will pay you a rebate [currently \$3000.00] if someone you refer to us decides to build with us.

After your house is built, we then pay anyone who refers someone to us, a referral fee [current \$3000.00] if someone you refer to us decides to build with us.

Building trust with quality work



THE GECKO

Best Seller - Designed for First Home Buyers

This home includes plenty of features to enhance its liveability, such as a beautiful open plan kitchen and living areas, a walk-in pantry and your very own ensuite.



THE HOMESTEAD

Modern Country Living At Its Finest

The Alfresco area embraces the wide frontage of The Homestead. Having the charm of colonial home, it uses modern materials to enhance its appearance.

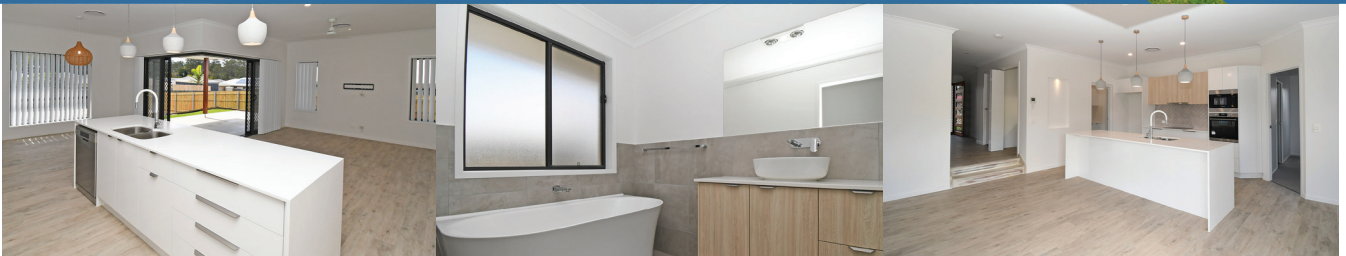




THE HADFIELD

Functional & Stylish

Combining function and style, The Hadfield floorplan has it all.



THE DRYDEN

Perfect For Family Living

The open plan living and dining look offer a seamless connection between the indoors and out. The kitchen looks over the dining room with a generous kitchen island.





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