

Are you considering a home extension or new build?

Don't know where to start?

Here is how Haven Advocates can help:



*"As you embark on this journey
you are very vulnerable. My role
is to reduce that vulnerability. I
work for you to ensure the best
possible outcome for the best
possible price"*

Haven Advocates will;

- Manage on your behalf, the design, council approval, certification, estimation, qualifying and tendering process for your project. From concept through to completion.
- Engage and work with all consultants and professional service providers required to obtain development and/or building approval. All will be billed directly to you at cost with no hidden builder's margin applied. This alone will save you many thousands.
- Conduct site and council visits on your behalf.
- Complete a detailed specification for the project so you and your builder know exactly what is included in your build. No guesswork and less arguments.
- Utilise our strong buying power to attract and negotiate with a broad range of builders to ensure you are getting the best builders at their best prices. Builders want our work.
- Assist you with the purchases and price negotiations for a range of items including fixtures and fittings potentially saving you many thousands on builders margin.
- Assist you with understanding and assessment of building contracts including progress payment schedules and terms.
- Confirm all professional services have the correct licenses and insurance policies prior to commencing works.
- Assist with progress payment claims throughout the project.
- Assist with understanding and true costs of variations during the build
- Assist with dispute resolution and provide access to independent professional or legal services if required
- Act as your representative throughout the project
- Not accept any direct payments or commissions from any suppliers, builders or professional services involved in your project...Ever! Any savings are passed on to you.



Stage 1 – Explore

- Honest budget and design advice
- Assistance in selecting a suitable architect or drafter depending on your budget and style
- Fixed price concept design agreements at volume prices
- 2D and 3D concept design options
- Detailed costing of your plans during the concept design phase to ensure what is being designed can actually be built for your budget. Critical this is done here before investing many thousands on more detailed plans.

*This stage is critically important to minimising your risk and to the overall success of your project.
See the 'Design treadmill' section at havenadvocates.com.au for more information.*



Stage 2 – Development Application Works



- Detailed design refinement with an architect or drafter
- Co-ordination of structural and drainage engineers
- BASIX reports
- Complete DA and certification management inc
- Detailed specifications
- 1 on 1 assistance throughout

At Haven Advocates we will guide you through the minefield that is council approval and certification. Whether it be a DA or a Complying Development, we are there to help to ensure this stage happens as quickly and as cost effectively as possible. We will work with your council and Building certifiers throughout to take the stress and headaches away. We ensure your voice is heard.



Stage 3 - Detailed final costing, sourcing, interviewing and selecting builders, negotiating prices and contracts

- Completion of a detailed cost and material breakdown for your project prior to contacting builders so you are armed with the true cost, not just what you're told.
- Full management of the tender process inc site visits and meetings with potential builders
- Obtaining, assessing and refining of builders quotes
- Price negotiations with builders
- Assistance in final builder choice
- Help with understanding building contracts, insurances and payment schedules
- 1 central contact for both homeowner and builder to ensure an easier more efficient process for everyone.

This stage can have the greatest impact on the quality and cost of your project. We aim to improve the process for both builders and homeowners, resulting in huge time and cost savings as well as better outcomes.

"You may only do this a couple of times in your life and you can't be expected to understand what things will cost and what you are getting for your money. Home extensions regularly cost hundreds of thousands of dollars meaning a few percent difference can make an enormous difference to your final contract price."



Stage 4 - Ongoing support through to Occupation Certificate

- Help with fixtures and fitting selections
- Ongoing representation and communication with your builder to ensure a smooth build
- Dispute resolution
- Quality control and assessment
- Assistance and advice on variations
- Co-ordination of works for Occupation Certificate upon completion

Call David direct on 0405 871 662 or email david@havenadvocates.com.au to book in your free in-home consultation.