



JMhomes
Building your lifestyle



Renovation Blueprint Process

Turn your ideas into reality





GET CLEAR ON YOUR IDEA

1st

Create must have & wish list Reno items



HAVE AN IDEA OF A BUDGET.

(don't have to have seen the bank yet)

CONTACT JM HOMES



FREE 15min consult either over the phone or online!



ON-SITE VISIT WITH BUILDER & BUILDING DESIGNER

*fees apply

EXCLUSIVE PRELIMINARY AGREEMENT

- then don't pay Anything.
* cond. Apply



IDENTIFY ANY ISSUES WITH PROPOSED PROJECT

Get designer to do Prelim/Concept plans (approx \$1500-\$3000+ we can do this for you)

ALREADY HAVE PLANS?

Send them through for a complimentary preliminary estimate.
(1st tier quote)

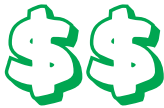
PRELIMINARY AGREEMENT - then don't pay anything upfront*
Cond. Apply

Once happy with with concept and Prelim estimate, move onto Tier 2 Budget Estimate



IF REQUIRED -

go see the bank.
(With budget estimate to have an idea of if you can get the finance)



Change your design to meet what the bank will lend.

If you are having trouble with the bank, JM Homes have a great Relationship with some local lenders.



REQUEST FULL WORKING DRAWINGS

Engineering, etc.
(Approx \$5-10+K)

Choose your level of finishes.
(Optional but more work now gets the quote more accurate)

RECEIVE FULL DETAILED QUOTE.

(Tier 3 Quote fees apply)

Determine how much work you want to do. - Source tiles, flooring, cabinet maker etc.

Anything that has been selected will be fixed.

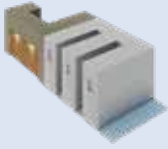


Or engage an Interior designer.
(Fees apply)


If you haven't yet chosen items - You will have an allowance. eg: bench-tops can vary in price.



TIP: If you do it now then you have less chance of variations or costly blowouts.



Agree and sign the building contract.

Get final finances approval - as per the contract. 

Anything that hasn't been finalized or selected needs to be chosen - BEFORE any work starts.

Plans submitted to certifier for building approval and the town planner if a DA (Development Application) is required. (If DA approval required usually takes 6-8 weeks but can take more.

WORK STARTS

- hand over of keys - need to pack up and move out.



CHOOSE A FULL SERVICE INTERIOR DESIGNER OPTION.

They will do all the leg work for you!
Approx \$2500-\$5000)

May take 5-7 mths. possibly more. The larger the project the more time required. A detailed schedule will be produced with an estimated date of completion that will be updated as project progresses.

Regular updates throughout with our Buildertrend app, usually phone calls every 2 wks and as required.



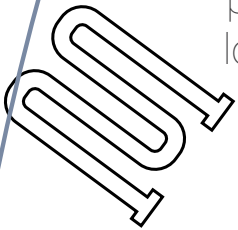
SCHEDULE INCLUDES UP TO 8 SITE VISITS OR AS REQUIRED



PRE-START SITE VISIT

FRAMING TO CONFIRM LAYOUT IN REALITY

Confirm fixtures,
electrical,
plumbing
locations.



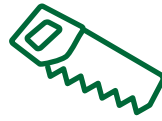
PLASTERING



CABINETRY



PRACTICAL
COMPLETION
(could still be touch
ups, quality
assurance and
cleaning to go) -
organize final
Payment with
the bank.



Others as needed



HANDOVER! -

receive the keys.
12mths
maintenance period
and 6yrs and
3mths structural
warranty
period
starts.



MOVE INTO YOUR NEW OR RENOVATED HOME!!



Have friends
over to
Celebrate!

(and refer your
friends!)