



SYDNEY'S CUSTOM HOME BUILDING SPECIALISTS



**Master
Builders
Association**

MASTER BUILDER, BETTER BUILDER

WHAT WE'RE ABOUT

WE KNOW CUSTOM BUILDS

Austral Build is an Architecturally Designed Custom-Built Home expert with a passion for perfection and a wealth of experience and knowledge. We work collaboratively with our trusted Architectural, Design and Engineering partners to achieve the highest standards of quality while embracing a wide spectrum of design styles. Whether it's a sleek Contemporary – hi-tech space, an elegant Hamptons classic or you want to immerse yourself in luxurious Resort Style living we deliver exclusive residences with first-class quality and service.

We design specifically to each site and our experienced team is with you every step of the way - whether your land is vacant or has an existing home on it - from feasibility reports to surveying, meeting requirements for council planning consent, the entire design and planning phase, picking all your quality finishes, working with our interior designers, through to the construction and maintenance phases.

Every facet of your Custom Home project is considered with passion, attention to detail and an understanding of your deep emotional involvement. We know that building a home is the one of the biggest investments a person, couple or family can make so we ensure we are as available, transparent, professional and flexible as possible during the process. There is a stigma in the building industry that this process can be very stressful and daunting, so we've set out to break this barrier down at Austral Build and make sure this process as enjoyable and hassle free as possible.

ABOVE & BEYOND ON EVERY PROJECT

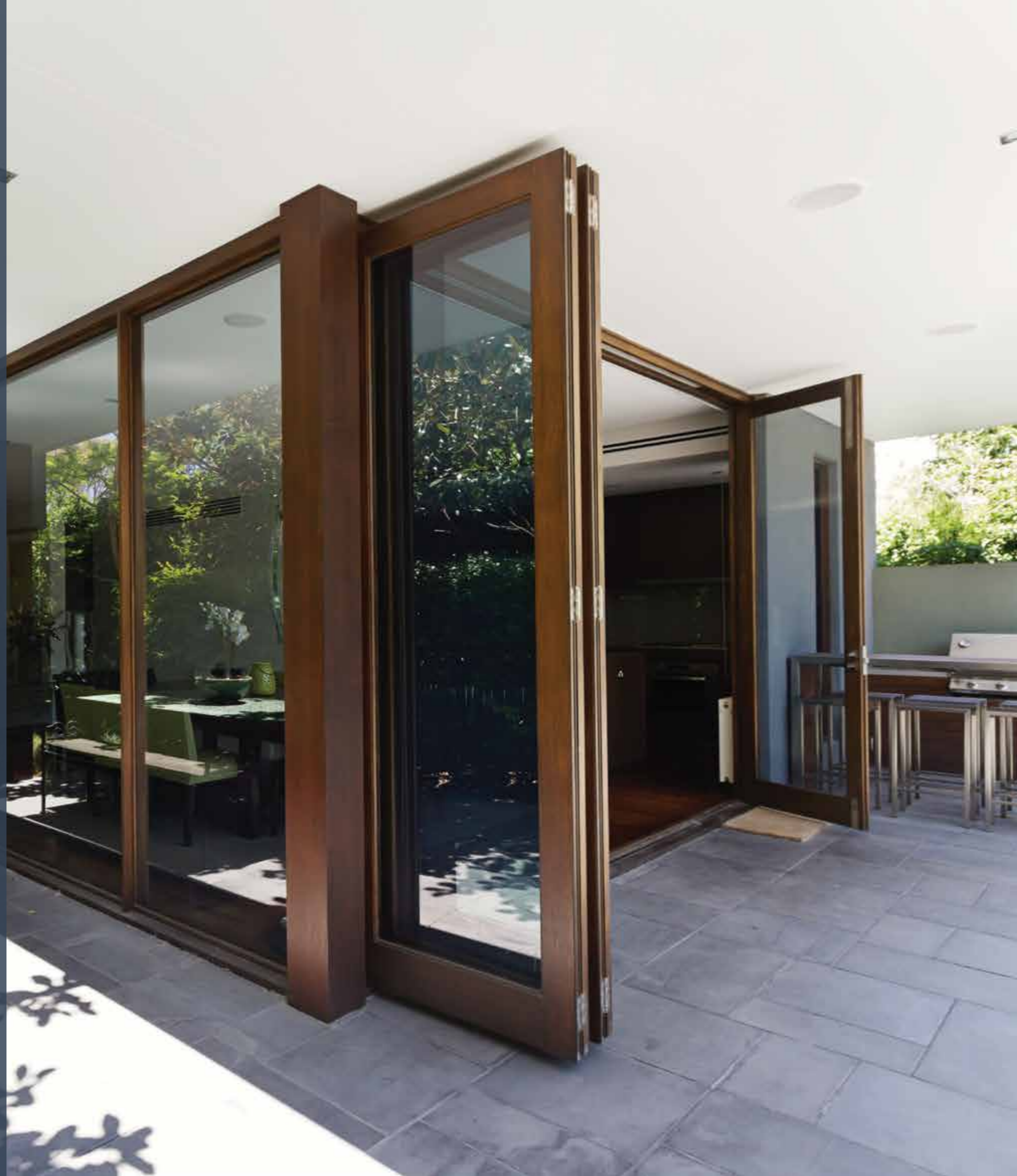
1. We guarantee to meet or surpass all project timeline requirements – on time, every time.
2. We guarantee we will deliver 100% defect free at the handover – we know we build quality and we stand by that.
3. We guarantee all fixed price Tenders/ Contracts are exactly that – fixed price, no variations, no hidden surprises.

DEVOTED TO INNOVATION & DESIGN

Through the clever design process and innovations we've developed in being a specialist, we can significantly reduce both the initial processes and construction times for your Custom Home. This will deliver significant savings on your interest holding costs and reduce the time you need to rent, getting your new home ready for handover sooner.

ASSURING QUALITY

Craftsmanship and superior materials, as well as having solid procedures and processes are synonymous with quality. As a testament to this, we offer a 7-year Structural Guarantee on every project. In addition to this we also provide you with a 90 day maintenance period, giving you peace of mind.

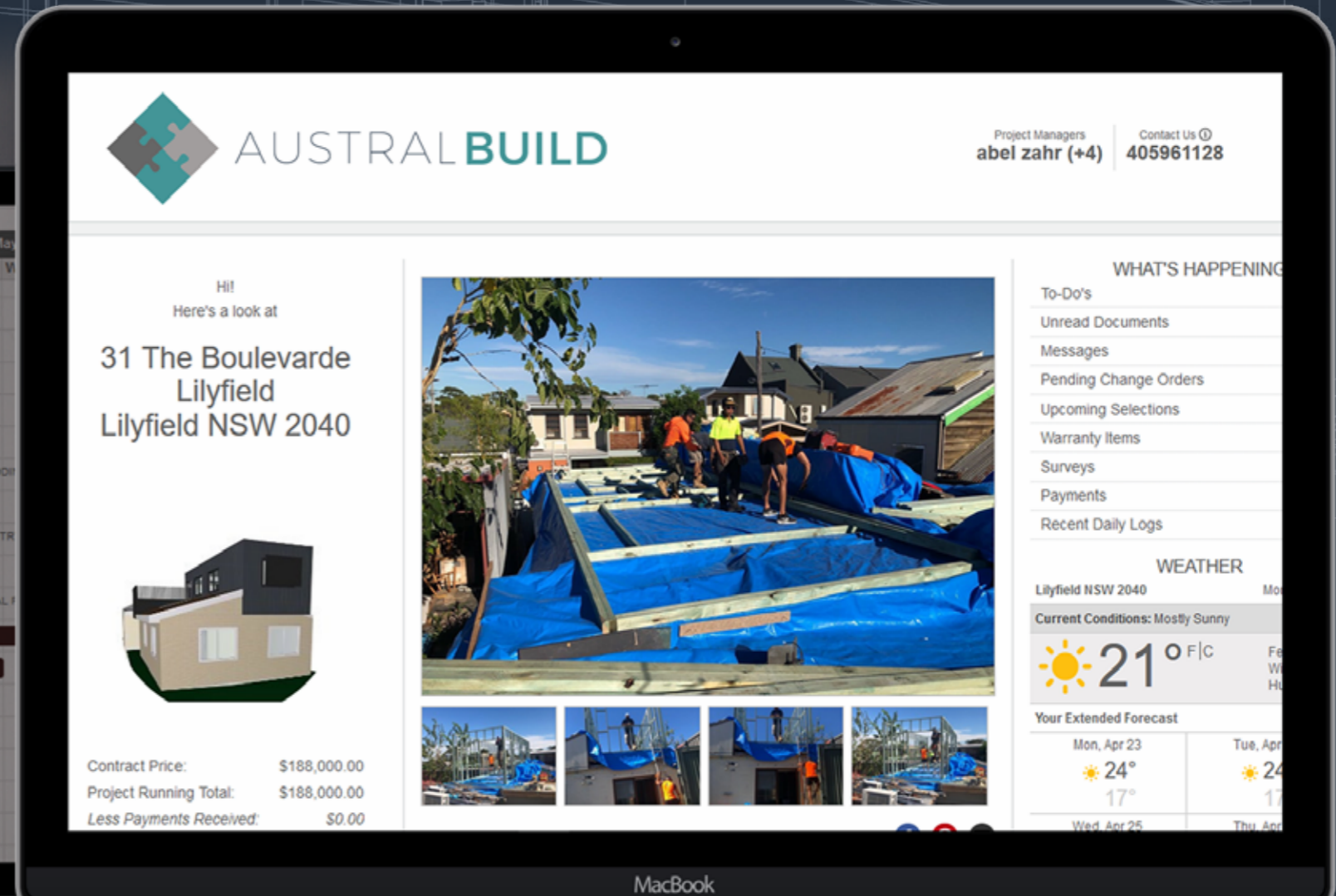
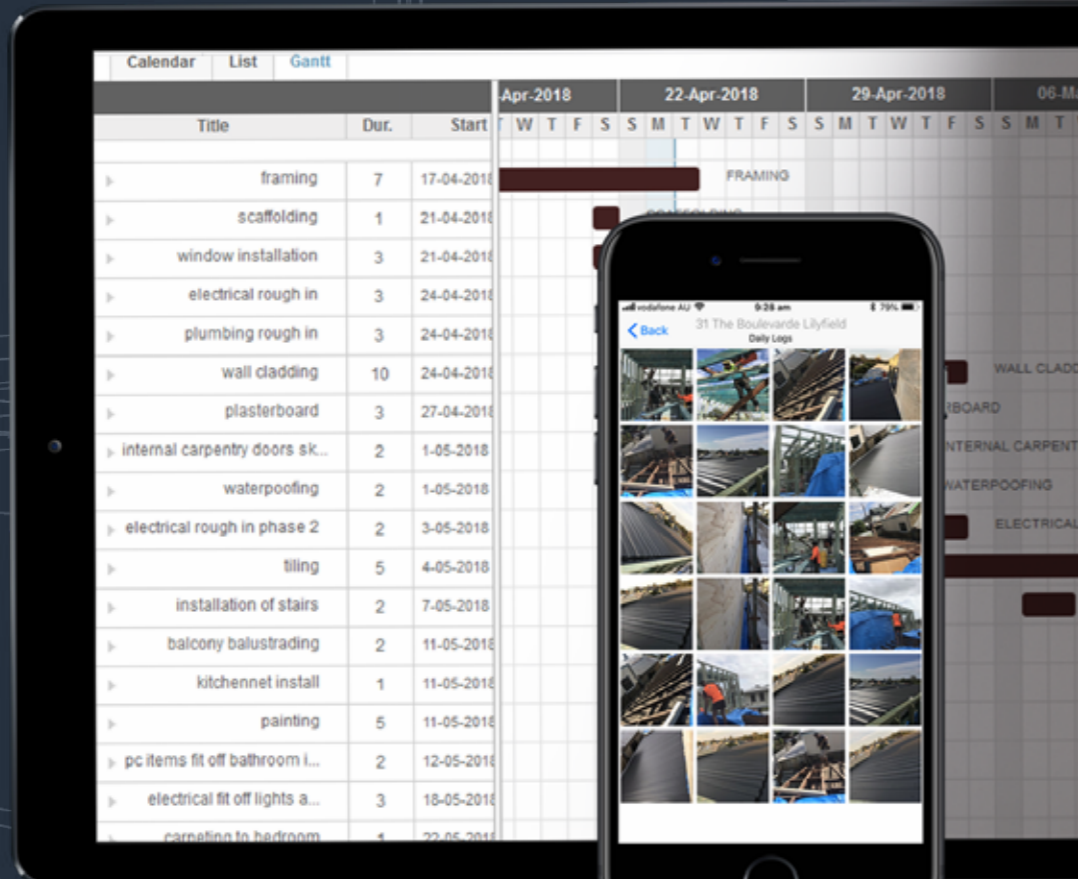


YOU'RE ALWAYS IN THE LOOP

Communication is key. Our process is a logical and coherent collaboration that reaches a desired outcome. This is why we have developed online builder's software that provides 24/7 communication between us, the client and our trades and suppliers.

This software provides access to build progress and scheduling charts, construction documents, photos, comments, warranty management, client selections and more. As soon as scheduling begins on your project you will receive your login details for your client portal. It's just another way we will keep you connected with us throughout the build.

- We can send you selection approval changes for sign off
- You'll have access to regular build photos that our team takes
- Real time progress and job scheduling
- The ability to comment on internal topics and photos
- Account balance and payment schedule information
- Inclement weather delay reports and more



LET OUR CLIENTS DO THE TALKING

"Austral Build have been the best to deal with every step of the way. We have built before and did all the research and I found their systems and the team at to be the best, hands down."

KAT & PAUL, ROSE BAY

"Our experience was enjoyable from the first contact and meeting with Alex and Marty, to the interior design consultant and through to the handover. All very friendly informative and very helpful throughout the whole build. Our supervisor was very efficient and kept the build moving along with hardly any delays, our slab went down in Feb 2017 and we got the keys in Sep 2017. I personally have been constructing houses for 30 years earning a great reputation but for work restraints was unable to construct this investment property - but I wouldn't hesitate in recommending Austral Build to anyone."

MAURIZIO & KRISTY, GLENORIE

"You were so easy to work with; all staff, from start to finish and responded to emails and queries in a very timely manner. I would not hesitate in referring Austral Build."

CHIRVONNE & KRISTAL, ROZELLE



"Due to circumstances not controlled by Austral Building nothing could be done better. The time frame and manner in which our new home was dealt was excellent. We are very happy with our custom home, and glad we used an expert. We would recommend Austral Building to all considering an architecturally designed home."

FADZAI, NARWEE

"Thanks Hamish and Marty. We are overwhelmed with the finish of our home and can't speak highly enough of your company and your support throughout our build. Abel has gone above and beyond in our expectations of a supervisor and his can't help enough approach has been great. Thanks again for your time in your office at Peakhurst that day and delivering us our amazing home on time."

SIOBHAN & RAY, NARABEEN

"The guys believe in the product they are selling, so right from the beginning I knew I was going to get quality."

SIMON, BONDI BEACH



FIXED
PRICE



DEFECT
FREE



ON
TIME



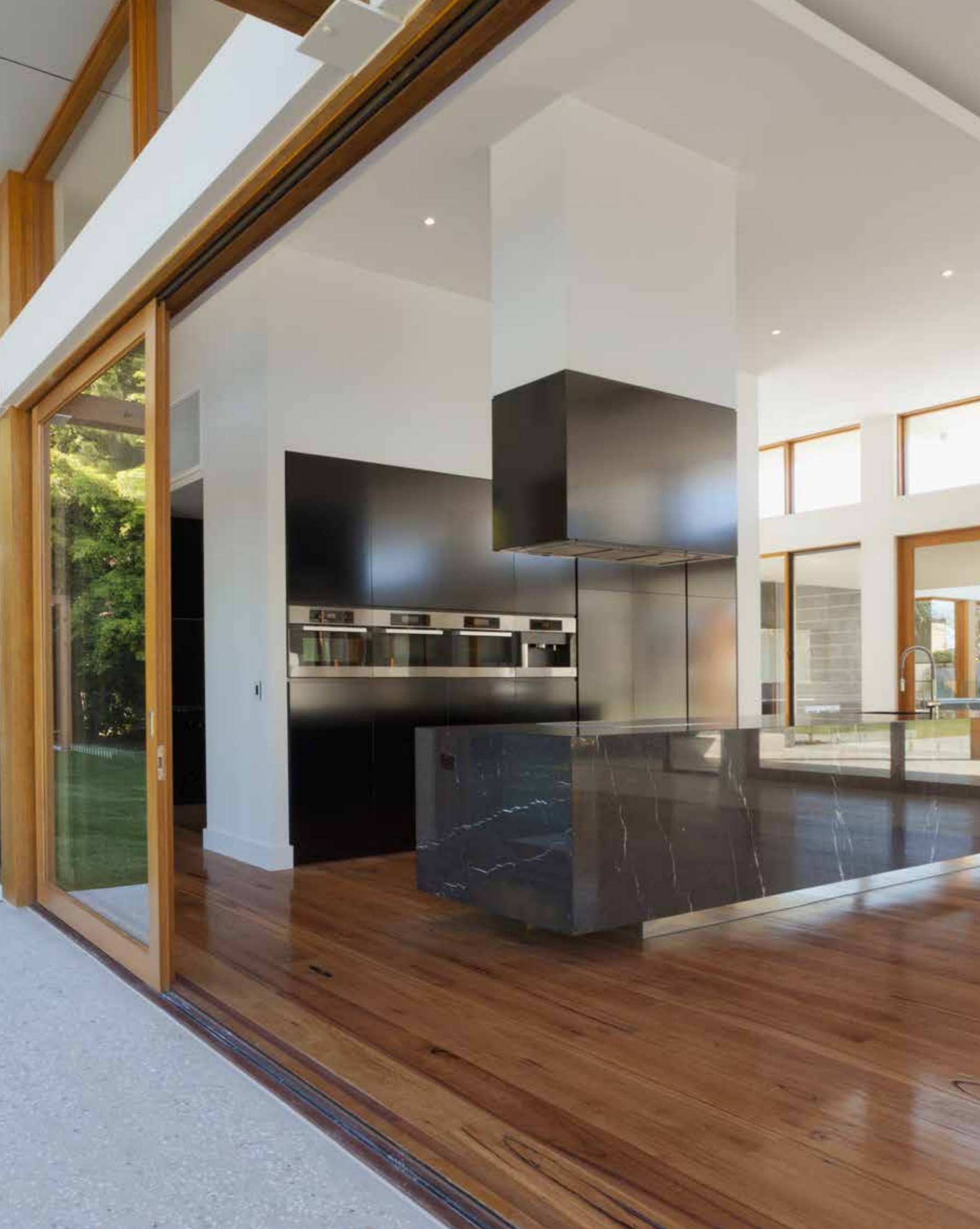
GUARANTEE
OR \$5K
CASH BACK

THE BUILDING TIMELINE

When the building process is broken down into individual steps and visualized it makes the first step feel more like a normal stride and less like a giant leap. The longer the building process, the more the costs can add up. This is one reason why it is so important to know what to expect before taking the plunge. Understanding the typical timeline before starting makes it possible to plan ahead. The more preparation we can do in advance, the more efficient and cost-effective the process will be.

It's also important to understand your responsibilities as a client throughout the process. Although our crew does all the heavy lifting, you need to take an active role in the process for it to be successful. As the client you are an integral part of the team, and your job includes making decisions in a timely manner and managing certain aspects of the project.

This guide provides a snapshot of the overall process and breaks it down into detailed steps. Individual circumstances on projects are always different but having a general idea of the typical process is an essential step in the journey of bringing your vision to life.



OUR PROCESS

PRE-QUALIFICATIONS & PRELIMINARIES

This stage is all about communication, accuracy & peace of mind. Discussion about the type of home, details about the land, and of course, the budget. If a design hasn't already been produced, we will help you design custom plans that best match your lifestyle and features you need. A visit will be scheduled to visit our showroom to choose personal choice items and finalise tile, laminate and stone selections. Your other finishes will be chosen from a selection of options provided by an interior designer. We discuss your smart wiring requirements for NBN and other home automation options.

AUSTRAL BUILD RESPONSIBILITIES

- Delivering the pre-qualification parameters
- Gathering critical information about the desired outcome, project features and requirements
- Providing a comprehensive prelim agreement for your review and signing

CLIENT RESPONSIBILITIES

- Gathering personal financial information and setting budgetary constraints
- Defining the project goals
- Completing the prequalification documents and reading up on our processes

WE BEGIN THE TENDER SUBMISSION

After the final working plans and finishing schedules are approved, the next step is finalising your order. This is your opportunity to review the final project budget and decide whether to move forward or make additional changes. We allow for 2 revisions within each prelim process. After this point, changes in the design cannot happen without altering the budget, so it is critical for you to be sure that this is the design you want.

AUSTRAL BUILD RESPONSIBILITIES

- Provide you with a full set of contractual and construction documentation. We will arrange a time to meet and sign the contract with you and answer any queries you may have.

CLIENT RESPONSIBILITIES

- Confirm lending arrangements detailing your capacity to pay, if not already provided. Confirm ownership of land (if already owned) or anticipated settlement date. Sign contract.

SCHEDULING

We order all materials and schedule the job. Book in earthworks contractors and arrange for the slab to be poured if applicable. We forward you login details to our partnering builders software, so you can receive real-time progress updates, photos and more as the build progresses. A file is prepared for your allocated site supervisor and the job is handed over to our construction team.

AUSTRAL BUILD RESPONSIBILITIES

- Respond to your site development questions as needed
- Provide Logins

CLIENT RESPONSIBILITIES

- Setup your customer access portal

MEET THE CREW

This meeting is an opportunity to meet your construction team, understand your site responsibilities, as well as the steps in the construction process.

AUSTRAL BUILD RESPONSIBILITIES

- Talk through the site-development steps, construction stages, and your responsibilities throughout the building process

CLIENT RESPONSIBILITIES

- Acknowledge understanding your requirements during the site-development and construction process

OUR PROCESS CONT...



THE BUILD

About halfway through construction, you and your project manager will perform a midpoint inspection to see what has been completed. We will walk you through the inspection process and verify that our team is installing the finishes that you selected. This is your opportunity to raise questions or discuss any potential issues. Actively participating in the midpoint inspection ensures that the final product is exactly what you ordered.

AUSTRAL BUILD RESPONSIBILITIES

- Walk the client through all items that have been completed

CLIENT RESPONSIBILITIES

- Ensure that all client responsibilities during construction are completed



WRAPPING UP

When your project is almost complete, you'll do a pre-walk with the project manager to create what is called a "defects list." This is the list of tasks that need to be completed before the handover, so pay close attention to every detail as you walk through the build. This is your chance to pick us up on any errors or incomplete items.

CLIENT RESPONSIBILITIES

- Create a defects list to identify any issues prior to handover



THE HAND OVER

We've completed any items on your defect list for your home orientation and the key handover. The project orientation consists of a final walk through the home(s), instruction and manuals booklets will be presented for all of the new systems in the build, and enrollment in warranty programs. Review the instruction packet and ask questions if anything is unclear.

AUSTRAL BUILD RESPONSIBILITIES

- Ensure all defect items are rectified
- Walk the client through all their new systems
- Enroll the client in Austral Builds Warrantee and maintenance program
- Obtain the occupancy certificate
- We present you with a house warming gift and ask you to complete a review on your experience with us

CLIENT RESPONSIBILITIES

- Review manuals to understand all new home systems
- Ask questions
- Smile!



THE AUSTRAL BUILD STORY

Austral Build is a family owned business and we see it as a privilege to help our clients bring their vision to life. Since an early age, all 4 of the Austral Build brothers have been involved in construction. Our father and uncle owned a building company, so as second-generation builders it's safe to say we have building running in our veins. Taking this into account and coming from a big family, we're also uniquely aware that home is a place to gather with family and friends to make memories. It is your most precious place – an extension of who you are, and it's an honor to help our clients realise and build their dreams.

All of us left school at around age 17 and went to TAFE to complete our chosen trades and moved forward with them going from strength to strength. In 2010, with our complimentary skill sets, we decided to join forces and formed a custom building and renovation company. We grew steadily but it wasn't without its learning curves and many positive lessons came out of that experience. A big one that's particularly meaningful for us is communication: communication between us and our clients so we can collaborate to reach a desired outcome while making the process of building more enjoyable, but also with our subcontractors to allow for higher quality builds.

In Early 2015 and with a culmination of all those collective years of experience, we formed Austral Build and positioned ourselves to concentrate on what we loved and did best – Architecturally Designed Custom-Built Homes and Additions & Extensions. We've been built from the ground up on a foundational philosophy to roll up our sleeves and achieve more every day. We are the companies most important assets and we use our passion to continuously push ourselves harder. The 4 puzzle pieces in the Austral Build logo signify myself and my brothers coming together but they also reflect an unwavering commitment to the 4 cornerstones of what Austral Build stands for – Communication, Quality, Service and Flexibility.

Marty Zahr

AUSTRAL BUILD INVESTMENT BUILDING SERVICES

With the increasing cost of land prices in Sydney, more and more people are setting out to explore what kind of development is achievable. Under the new leniencies NSW government have built into the medium-density housing code (effective July 6th 2018), dual occupancies such as Duplex's can be constructed on smaller, narrower blocks as complying developments and certified in as little as 21 days, skipping the development application process. This opens up a myriad of opportunity across Sydney for unlocking thousands of suburban blocks to greater investment potential.

Dual Occupancy is a solution that is an exceptional way to maximise the potential value a block of land has to offer - creating equity, boosting your income and reducing maintenance costs. It's considered a low risk development, and it isn't just for developers. It's no secret we are time poor and property development can be a daunting prospect. Austral Build has the expert knowledge, proven track-record and experience in Dual Occupancy Developments to guide you through the process.



We offer comprehensive solutions on Multi-Dwelling developments working synergistically with Building Solicitors, Financial Advisors and Estate Agents that we use on our own developments. We understand not everyone has the time, knowledge, or drive to put their money to work for them and the steps to property development can seem unmanageable to many. These are just some of the ways we can help manage your journey to more financial freedom and a property portfolio.

- Property searches. We go to our network to find you a property that meets your needs (generally off market and/or before auction) and help you negotiate the best price.
- Feasibility Reports through to full service, turn-key Preliminary agreements covering everything from purchasing to knock down re-build.
- We run all the numbers working closely with market trend information and local estate agents producing accurate projections.
- Financial Strategies that will help you sharpen up your application if you need some financial advice or help with obtaining finance we can help.
- Liaising with pest and building inspectors, conveyancers and all the other specialists to bring your investment project through to handover and listing.

To find out more contact us for a free information pack.



AUSTRAL BUILD

AUSTRAL BUILD
4/17 LORRAINE AVE,
PEAKHURST 2210
P: 02 8581 5979
LICENSE NUMBER: 293200C
SALES@AUSTRALBUILD.COM.AU
WWW.AUSTRALBUILD.COM.AU