

Builder Profile

Bramwell Homes





PROFILE

Our focus at Bramwell Homes is to provide Australian families with quality homes at affordable prices. We have built our reputation based on our excellence in design, construction and customer service. Our Design/Build methodology for home building ensures that the whole process from start to finish will run smoothly, with the final product being just as you envisioned.

Company Name

Bramwell Homes Pty Ltd

ABN:

63 162 665 938

License:

258421C

License Class:

Category 3 - Low Rise Builder

Office Address:

Suite 4, 265-271 Pennant Hills Road
Thornleigh NSW 2120

Telephone:

1300 667 388

Website:

www.bramwell.com.au

Insurance Details:

Ensurance Underwriting Pty Ltd.
Annual Construction, Plant & Liability Insurance Policy
Policy Number: EUAN0409677

Calliden Insurance Limited
NSW Home Warranty Insurance
Eligibility Number NSWSHCELIGW/154546



BUILDING APPLICATION PROCESS



Architectural Design

The finalisation of all architectural drawings as per the house design detailed in your Building Contract

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Energy Efficiency Report

A requirement under the Environmental Planning & Assessment Act ensuring your home is Energy Efficient in relation to water, thermal & energy

Geotechnical Site Classification

A Soil Test carried out by Geotechnical Engineer to understand the characteristics, reactivity & stability of the soil. This report is used in preparation of the footing design.

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Engineering: Footing & Bracing Designs

Our qualified structural engineer will prepare a customised Footing/Foundation System & Bracing Plan to ensure the structural integrity of your house.

Certifier Appointment

An independent Building Certifier is appointed who assesses the building application on your behalf. They conduct site inspections throughout the building process ensuring that all works comply with Building Standards and Codes.

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Water Meter Connection

Installation of your water meter on the property.

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Plumbing Approval

Submission of the plumbing application on your behalf, including the payment of all relevant fees associated with the application and on-site inspections.

Home Warranty Insurance

A mandatory requirement for all building contracts which is designed to safeguard you against any structural defects or incomplete work.

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Building Approval

The Building Certifier will issue a Formal Approval after confirming that the application complies with building regulations, providing stamped building plans allowing for the commencement of site works.

Electricity Connection

Installation of the electricity meter on your property.

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Commence Site Works

Commencement of site works in accordance with the Approved Building Plans

BUILD LIFE CYCLE



DEPOSIT

Your Deposit claim gets the whole building approval process underway, with the likes of Soil Testing, Architectural Planning, Engineering & Council Fees included as part of this drawdown.



SLAB

Your Slab claim relates to preliminary earthworks, foundations, set up and pouring of the concrete slab.



FRAME

Your Frame claim relates to the design, supply and installation of your engineered wall frames & roof trusses.



LOCK UP

Your Lock up claim is as the name suggest. Your house is now "locked up". Here you'll see the installation of fascia & gutter, roofing and bricks.



FIX OUT

The penultimate claim is referred to as the Fix Out Claim or is otherwise known as "Pre-paint claim". This is when the internal fixtures of your home have been installed typically including gyprock, doors hung, architraves, skirting, shelving, tiling and kitchen installation.



PRACTICAL COMPLETION

The final stage is Practical Completion which is when all internal and external works as per contract have been completed. Typically the house requires only minor touch ups and a construction clean for it to be ready for handover.



HAND OVER

As soon as the house is completed both yours and our satisfaction and all accounts have been settled in full, we will deliver keys, manuals and warranties to your nominated rental agent / representative.



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