

JEM Homes Design Process

An end-to-end process with an experienced builder walking you all the way through from initial concepts and ideas to a professionally finished home.

1

DISCOVERY MEETING

A detailed discussion with James to go through the ideas for your new home. This discussion will ensure your ideas and budget are within reach and you move forward with a good understanding of what is possible.



2

INITIAL DESIGN CONSULTATION

Once you have agreed to work together, the fun begins as you discuss design options and turn your ideas into reality. You will meet with James to discuss your vision and with his expert advice, you will develop best possible design.



3

SITE INSPECTION

James will inspect your site, take photos and measurements, guide you through issues and answer any questions you may have. This is a part of the design consultation phase and is a crucial step in the proper planning process.



4

OBTAINING REQUIRED INFORMATION

JEM Homes will assist you with the sometimes-confusing paperwork involved in building - this individual support is all a part of our design & construct service.



5

PRELIMINARY CONCEPT PLAN

This is where it all starts to take shape! Based on your design consultants so far, our design team will produce an initial floor plan and concept for you. You will meet with James to review the initial floor plan in detail, along with a concept plan, with ample time to ask questions and think about what else might be needed in your design.



6

PLAN REVIEW & REVISIONS

Following the initial plan presentation, James and the JEM Homes team will walk alongside you in refining your vision and making tweaks that improve the initial concept even more, This is the time to get all decisions (small and large) right. A well-planned build is one that will invariably save you money.



7

OBTAINING COUNCIL APPROVAL

If town planning is required due to the type of build or special conditions on your block of land, JEM Homes will organise this on your behalf and supply the council with all the appropriate applications and documents.



8

BUILDING DOCUMENTATION

JEM Homes will complete for you all the building documentation needed to fully visualize your new home and to obtain the necessary approvals. This involve testing of your soil conditions, and production of technical structural drawings.



9

SHOWROOM VISIT

Prior to building, we will continue to guide you during the important selection stages. Our professional colour consultant, will guide you through our showroom to discuss and select the fixtures and fittings/inclusions that you would like included within your project.



10

COMMENCE BUILDING

The time has come to watch your new home become a reality. Not only will JEM Homes keep you regularly updated, but you will also have regular site inspections on site with James along with regular photos and communication.

