THE QUOTING PROCESS

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OUR PERSONALISED QUOTING PROCESS

STEP 1: Project Documentation

The very first thing we need to get started on your quotation is preliminary construction drawings for your project. If you don't already have these documents, our team can assist you with this. Ask for our JD Preliminary Service Brochure.

STEP 2: Material Inclusion Level

Your quotation will be based on one of our unique Jackson Dwellings Inclusion Packages:

- Inception Package - Entry Range
- Incline Package - Mid Range
- Indulgence Package - Top Range

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STEP 3: Collating Prices

Our estimating team will send your preliminary construction drawings to all relevant trades and suppliers for an accurate, stage 1 quotation. These prices will be collated into a 50-60 page quote submission document which includes a complete breakdown of the scope of works for your project. We ask you to allow up to 4 weeks for this process.

STEP 4: First Quote Submission

We will meet with you to deliver our cost analysis and discuss all elements of the quotation document. Our team will present a range of upgrade options as well as cost minimisation strategies.

Your first quotation is subject to final plans, engineering, soil tests, energy report etc

OUR PERSONALISED QUOTING PROCESS

continued.....

STEP 5: Final Documentation

Once you are happy with the first quotation, it is time to obtain all final construction plans, engineering, energy report and any other specialist documentation required for a building permit. Our team will assist you with this process which forms 'Part 2' of the Design & Construct Package.

STEP 6: Material Selection

Our team will now assist you with the material selection process using the JD online selection portal. You will have the option to choose from our range of JD Inclusion Packages or alternatively you can indicate your very own custom selections to be included in the final quotation price.

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STEP 7: Secondary Quote Submission

You will now receive your secondary, fixed price quotation based on your final documentation and material selection. You will also receive a completed material schedule for your project.

STEP 8: Contract Stage

Once you are happy with the final quotation, our team will draft your HIA contract and other important documents for signing.

Upon signing the contract, you will be invoiced for a 5% deposit. Our team will now begin the building permit application process.

SELECTING YOUR MATERIALS

At Jackson Dwellings we are proud to present our very own material inclusion packages which have been carefully compiled using only the highest quality trades and suppliers. Our packages offer an abundance of materials, fittings and fixtures perfect for your individual style and budget. Your first quotation will be based on one of the 3 Inclusion Packages. Our team will determine the best package for you based on discussions around your budget.

The Inception Level Package presents an array of materials that are the Jackson Dwellings standard of 'entry level' inclusions.

The Inception Package is extensive in choice and offers a modern and desirable range of products that are on trend and of high quality. Clients are sure to find a cost effective option for any desired interior style.

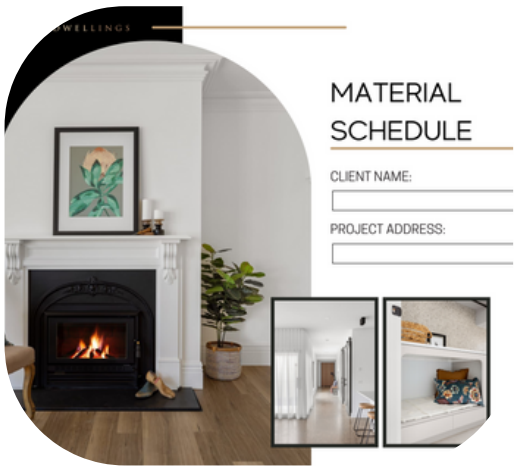
The Incline Package is a step up in design and style. This product range is suited to clients with a slightly more flexible budget.

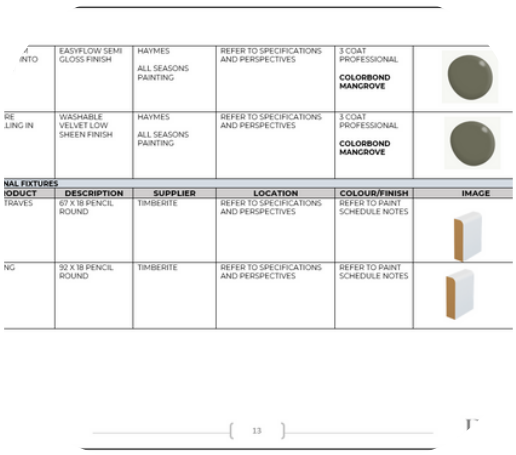
Choosing materials from the Incline Package will assist you in designing a home that is unique and luxurious. Many clients often choose to begin with the Inception Package and have selected upgrades from the Incline Package for added edge and flare.

The Indulgence Package is a luxury range of materials, fittings and fixtures for the modern day home-owner wishing to build a dwelling that boasts originality, ultimate comfort and superior style.

Clients quoted on the Indulgence Package will have complete access to the entire range presented throughout all three packages.

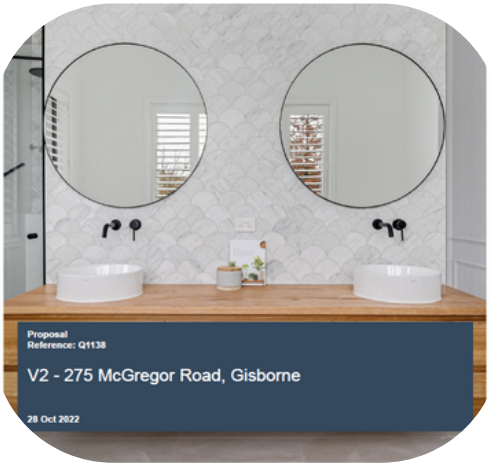
WHAT YOU CAN EXPECT TO RECIEVE

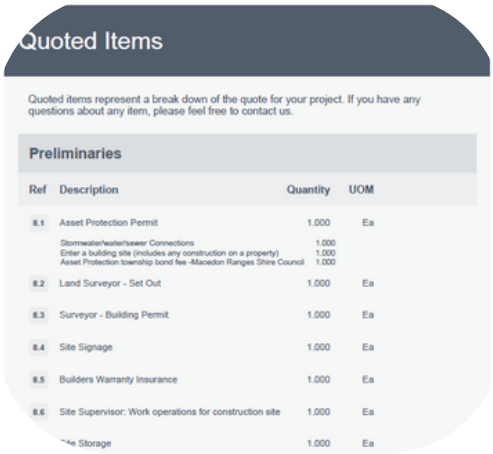




Jackson Dwellings Material Schedule

When a Builder supplies you with a quote, the number one question you should be asking is "what does this price include?"
Here at Jackson Dwellings, we ensure that there is no uncertainty. Your first quotation will be based on the materials listed in your nominated inclusion package. Your secondary, fixed price quote will be based on your individual, custom selection of materials.
If you proceed to 'Part 2' of the Design & Construct Package, you will be provided with a comprehensive material schedule which will list all the materials, fittings and fixtures that have been quoted for.





Jackson Dwellings Quote Submission

The most important document of all is our 50-60 page quote submission document. This document provides you with the quotation price, along with a detailed break down of the scope of works associated with your project.
Our expert team will include upgrade options as well as cost minimisation strategies for you to consider. This document will also cover any exclusions or special requests. It is important that you take the time to carefully read and understand your comprehensive quote. Please note, this document does not provide a detailed cost break-down.

WHY WE CHARGE FOR QUOTES

In order for a quote to be meaningful, it has to be accurate and contain clear and detailed information. An accurate quotation takes a significant amount of time and resources to prepare as each project is different in scope and site conditions.

Trusting free quotes and choosing the lowest quote will often result in hidden variations and unexpected costs. We want to ensure that your quotation is detailed, transparent and precise. We want to give you confidence that everything you desire is included. A paid service enables us to spend more time on your project cost analysis.

WHY WE DON'T QUOTE ON SQUARE METRE RATES

It's a common question; How much do you charge per square metre?

The reality is, for custom built projects, there is no set rate. No two projects are ever the same, no site conditions are ever the same and no clients are ever the same. If we quoted your project on a square metre rate, it would be inaccurate and here at Jackson Dwellings, we don't do 'inaccurate'.

A proper quote requires the builder to fully understand the plan, scope of work, site condition and client selections. Each component is priced accordingly before assembled to produce the final figure.

EXPECTED TIMEFRAMES

Our team will always work to over-deliver and provide services in an exceptional timeframe. The below timeframes indicate a maximum potential period of work and may well be in excess of actual timeframes:

WORKFLOW

DESIGN PHASE - 12 WEEKS

- Concept Design
- 3 x Design Reviews
- Final Preliminary Plans

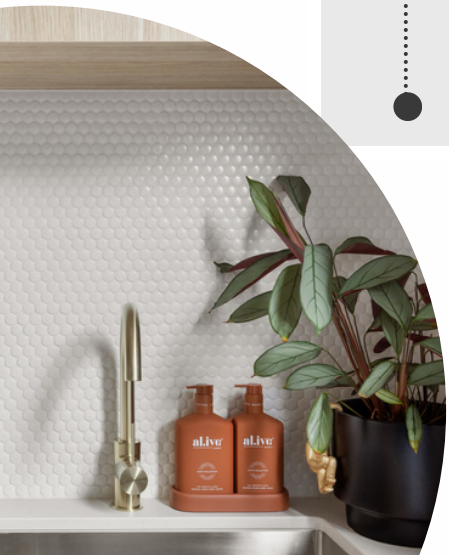
STAGE 1 QUOTE - 5 WEEKS

- Quote requests to trades and suppliers
- Review of trade and supplier quotes
- Secondary requests if required
- Compilation of quotations
- Submitted to management for review
- Final alterations
- Quote delivery

STAGE 2 QUOTE - 8 WEEKS

- Completion of final plans by Draftsman (2-3 weeks)
- Completion of Engineering (2-3 weeks)
- Material selection process
- Final quote requests
- Compilation of final prices
- Submitted to management for review
- Final alterations
- Final quote delivery

CONTRACT



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