

TIPTO



DESIGN PACKAGE

PROCESS, FEE STRUCTURE & INCLUSIONS

Tipto design packages are all about simplifying the path to a thoughtfully designed, functional and energy efficient home.



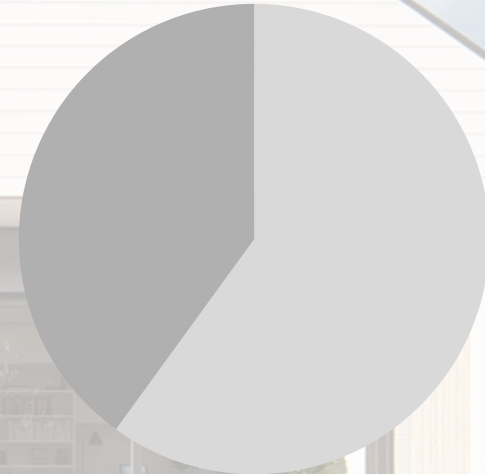


PROCESS & FEE STRUCTURE

- STEP 1** - Select your plan and facade and complete the online form
- STEP 2** - Discuss your project with Tipto to confirm site feasibility and next steps
- STEP 3** - Review the preliminary documentation to **confirm the selected design** is what you are looking for
- STEP 4** - Engage Tipto to develop the construction documentation and [make the deposit payment \(40%\)](#).
- STEP 5** - We will then **complete our construction checklist** including engaging the engineer and energy rater (During this stage we will provide you with our selections schedule template for you to complete, this includes selecting all internal details such as fixtures and fittings, flooring and tiles as well as joinery and benchtops etc.)
- STEP 6** - [Upon balance payment \(60%\)](#), we will issue the Construction documentation for your approval and finalisation
- STEP 7** - You can then take your completed design package to builders of your choice for pricing
- STEP 8** - Once you have selected your builder we will **submit the plans for building permit**
- STEP 9** - Time to build your new Tipto home!

DEPOSIT
40%

BALANCE
60%



Price

\$5,335 - Including GST

Payment structure:

- 40% Deposit payment (\$2,134) - Upon plan and facade selection confirmation
- 60% Balance payment (\$3,201) - Prior to release of the construction documentation

Fees not included - quotes will be provided for confirmation
 Site feature survey (approx. \$800-\$1,200)
 Soil test/report (geotechnical engineer) (approx. \$500-\$700)
 Structural engineering (approx. \$2,500-\$3,500)

Can I customise the design?

Of course! We understand everybody is different and a home can't be a one size fits all. We are more than happy to touch up a design to suit your needs. Design edits fall into two categories - Minor and Major. Minor being small changes such as doors and windows etc. while Major edits are more significant, such as moving walls and changing layouts.
 *Multiple Minor edits will incur a Major edit fee

Price

- Minor Edit - \$330 - Including GST
- Major Edit - \$1,320 - Including GST



DESIGN PACKAGE INCLUSIONS

Concept design documentation (preliminary plans for review)

(Watermarked plans provided for design review & confirmation)

- Indicative site plan & drainage layout
- Floor plan(s)
- Roof plan – inc. 3D diagram
- Electrical plan(s)
- Elevations
- Internal elevations / joinery design
- Schematic building sections
- Window & door schedule – inc. frame material & opening type

Upon the deposit payment we will complete any customisation requested and issue the full concept design package (no watermark)

**Concept design packages are not adequate for construction*

Additional files included within the concept design issue:

- Walkthrough animation video file (large file sent via 'We Transfer')
- Individual render image files

Customised design animation

If a design is customised, we can update the renders and walkthrough video if you choose - This will incur additional fees.

- Renders - Minor edit (see fees above)
- walkthrough video - Major edit (see fees above)

An important part of construction documentation is the specification. A quality specification ensures you get what you are looking for and helps builders fully understand the project scope and provide accurate costings.

Once you have approved the concept design plans we will provide you with our specification/selections template to complete.

Construction documentation (released upon balance payment)

- Detailed site plan & drainage layout (including site survey information)
- Setout plan
- Slab layout / subfloor plan
- Floor plan(s) – detailed & dimensioned – inc. floor materials & quantities
- Roof plan – inc. 3D diagram & material quantities
- Electrical plan(s)
- Elevations – inc. colours, materials & quantities
- Internal elevations / joinery design
- External renders
- Internal renders
- Detailed building sections
- Window & door schedule – inc. frame materials, opening type and glazing information as per energy rating
- Tipto design release information & authorization document

External consultant supporting documentation (Fees not included)

- Site feature survey (approx. \$800-\$1,200)
- Soil test/report (geotechnical engineer) (approx. \$500-\$700)
- Structural engineering (approx. \$2,500-\$3,500)

DESIGN PACKAGE

DISCLAIMER & ADVICE

Tipto concept design packages are NOT adequate for construction

Construction documentation, including the soil test, structural engineering and energy rating are required for building permit

ADVICE

Prior to purchasing a Tipto design package you should...

Check your property for any title restrictions and covenants

Check if your property is suitable for the particular design you have selected

Details to look out for include (but are not limited to):

- Site Dimensions
- Easements
- Allowable setbacks
- Planning requirements
- Site coverage allowances and garden area requirements
- Bushfire overlays
- Design approval requirements

***This information is not exhaustive. It is the responsibility of the individual purchasing the Tipto design package and the property owner to ensure all relevant due diligence is complete and the desired outcome is achievable.**

Thoughtfully designed, functional and energy efficient .

We at Tipto love exploring new ideas, developing and improving design principles and generally improving quality of life through thoughtful, progressive building design. We are constantly developing new design concepts and plan series, each focused on different design styles and alternative target markets. From functional, energy efficient designs for first home buyers, to compact modular designs with a more experimental approach, we are always looking to address undeveloped areas while improving on what is currently available.

TIPTO!