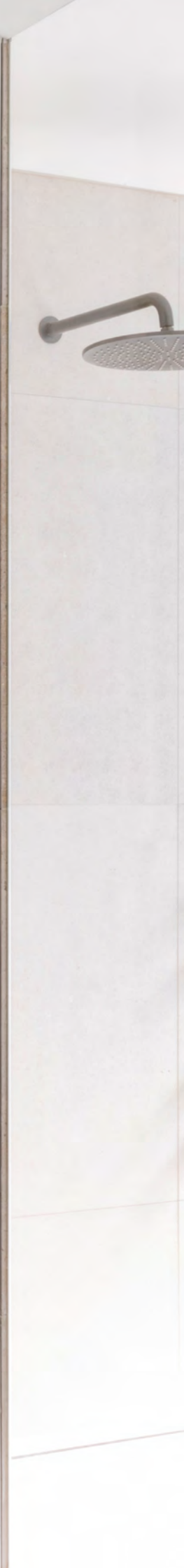




Onboarding Schedule





Welcome to Varloch's Onboarding Schedule

We believe the best homes begin with a solid foundation, and that starts before we've even picked up the tools.

There is so much to consider before building, such as whether you need to engage a structural engineer or even if a heritage consultant is useful for your project. While architects and building designers can offer advice and support, we're also here to guide you through the complexities of construction.

This onboarding schedule is the perfect starting point in your construction journey. Inside, we've outlined all the key decisions and steps you may need to consider from pre-construction to handover, along with helpful insights into how we can support you along the way.

Keep in mind that not all of the items listed below will apply to your home, and there may be considerations unique to your project that aren't covered in this general guide.

If you have any questions, don't hesitate to reach out. We're here to help.

Nick + Jan



Nick Varley
0411 881 021



Jan Lichtenberg
0447 127 988

What the journey looks like

Curious about what the process looks like?

Below is a snapshot of your construction journey ahead.

1. INTRODUCTION

Whether you've scouted us online, been referred by a loved one, or we've been recommended by your designer or architect, the journey with Varloch starts here.

2. MEET AND GREET

We'll lock in a time to visit your property to conduct a site inspection. This is our chance to answer your initial questions, walk you through our processes and align on the scope of your project.

3. RECOMMENDED SERVICES

Still searching for the right experts to bring all aspects of your project to life? We can offer a full design and construction service, with handpicked recommendations for architects, Principal Certifying Authority (PCA) and town planner referrals, as well as engineer referrals.

4. ONBOARDING GUIDANCE

Using our onboarding checklist, we'll guide you through the construction journey ahead. We'll provide an invoice claim template to indicate what you should expect to pay each fortnightly. Plus, we'll advise you on how to build within your budget, recommending cost-effective finishes, materials, and construction methods that don't compromise your desired aesthetic.

5. CONSTRUCTION

Ready to get started? With a signed contract in place, you'll meet your dedicated project manager as we pick up the tools and commence building.

6. HANDOVER

Upon completion, we'll share your bespoke Varloch Home Owner Manual, packed with tailored instructions, resources and check-in milestones to ensure your home is well-maintained for years to come. Now, it's time to pop the bubbles and settle into your new home!



How to use this guide

Our goal is to do more than simply build your home. We're here to offer comprehensive consulting services that ensure you have the right people in your corner.

From selecting materials to ensuring quality levels for trades and even ensuring proper placement for art and lighting, we're here to walk you through your options so you can make confident, informed decisions.

While this guide offers a broad overview of all the decisions that need to be made in a typical residential construction project, we're here to work with you to tailor our advice to your home's unique needs and specifications.

Before we dive into our area-by-area checklists, we encourage you to consider:

› **BUILDER SELECTION:**

Along with checking their availability, finding a building partner you can trust and share your ideas openly with is essential to a smooth process.

› **QUALITY ADVICE:**

Based on your budget and project, we'll recommend the right tradespeople, architects, designers and engineers to bring your home to life. With an extensive network of trusted professionals on hand, we're here to match you with the right experts—whether you're looking for specialist kitchen joiners or skilled landscape designers.

› **NAVIGATING COUNCIL PROCESSES:**

From obtaining building permits to DA processes, we're here to take the guesswork out of securing approval from the relevant local authority or council.



Varloch Tip: Take your time to read through this onboarding schedule, identify what items apply to your project (or chat with us to clarify) and get the ball rolling on all pre-construction items as soon as possible. The sooner we have plans in place to guide your construction, the sooner we can get started with building your dream home.

Preconstruction Planning

The more detailed your design plans are, the smoother the construction process will be. This first phase of this process ensures you've engaged the right people to support you across the entire construction journey, from planning to design decisions to construction and beyond.

Prior to commencing construction, we're here to connect you with the right specialist service providers to bring your project to life.



Varloch Tip: Have you considered how you're going to finance your project? While you have stacks of options (from borrowing money to redrawing an existing loan or taking cash out of your savings), now is the time to clarify the budget you're working with.

We're here to help and have a number of mortgage brokers we can connect you with if needed, too. Plus, don't forget to communicate this budget with us at the start of the journey so we can recommend the right experts and materials to align with your budget.

We're proud to partner with a range of highly experienced experts, from tradespeople to designers, to ensure you're working with skilled professionals who deliver a high-quality service.

Here are some of the key professional services you may need to engage and budget for in your project, along with who is responsible for this aspect of your project:

- › Architect **C**
- › Surveyor* **C** or **A**
- › Interior Designer **C**
- › Geotechnical Engineer* **C**, **A** or **B**
- › Structural Engineer* **C**, **A** or **B**
- › Decorator **C** or **ID**
- › Sydney Water Sewerage Plans **A**
- › DBYD Report **A** or **B**
- › Council Bonds & Contributions **C**
- › Long Service Levy **C**
- › HBCF Insurance* **B**
- › BASIX **A**
- › Fire Rating Plan **A**
- › Arborist Report* **A**
- › Feng Shui Consultant **C**
- › Hydraulic, Electrical Engineer* **A** or **B**
- › Heritage Consultant* **A**
- › Contract Administration **B**
- › Building Designer or Draftsman **C**

**These services usually come at an additional cost that sits outside of the cost estimate provided by your architect. This invoice will be forwarded to you from your architect directly.*

Here at Varloch, we can advise on all the services outlined above, with a wide network of highly experienced professionals and specialists we can connect you with.

WHO IS RESPONSIBLE?

- C** = Client
- A** = Architect
- B** = Builder
- ID** = Interior Designer

Bathroom & Laundry (Wet Areas)

Whether you're designing one bathroom or need to consider design choices across multiple ensuites, there are decisions to be made. While aesthetics are important, your bathroom areas also need to be designed with functionality in mind.

Being a wet area means that attention to detail is key to avoiding any issues with waterproofing or leaks. The earlier you select your materials, the better. Even a change in your drain choice can have a big impact on the costs of your project and the amount of tile cutting required.

The key decisions you need to make in this space include, but are not limited to:

- › Vanity (more details in the Joinery section)
- › Toilet
- › Shower and Sink Fixures: taps, shower rose, shower hose, mixers, basins
- › Tiles: floor, walls, feature wall, as well as grout and silicone colours
- › Shower Screen: Choose between open or closed door styles, the colour of glass (clear or green)
- › Exhaust and Drainage Options: tile insert, strip, grill
- › Towel Rails/Hooks: heated vs unheated
- › Bath
- › Niches/Shelves/Nooks
- › Flush Entry or Ramped Entry (new or renovation)
- › Lighting
- › Tile Sealing and Presealing
- › Floor Heating

Kitchen

As the heart of your home, your kitchen is a space that requires thoughtful design. From the placement of sinks to countertop materials as well as appliance choices, we can offer hands-on assistance, including arranging personal shopping experiences and gathering a range of product samples.

The key decisions you need to make in this space include, but are not limited to:

- › Joinery Style and Hardware (more details in the Joinery section)
- › Countertops, Splashbacks: Stone material
- › Appliances: (Including integrated waste disposal, bins, fridge, dishwasher, oven, freezer, zip taps, microwaves, steamers)
- › Sink & Faucets
- › Rangehood
- › Smart Island Features
- › Seating Areas
- › Flooring
- › Lighting (natural and artificial)

Living Areas

Curating comfortable living spaces is all about making informed decisions ahead of time. The sooner you confirm your desired layout and placement of key furniture items, the sooner we can get working on custom pieces such as joinery and lighting fixtures.

The key decisions you need to make in this space include, but are not limited to:

- › Considerations for flooring: hardwood, engineered, tiles
- › Flooring styles and patterns: Picture framing, parquet, chevron, staggered
- › Lighting: Downlights, Pendants, Sconces, Stair lights, LED Strips, Dimmer
- › Furniture placement
- › Entertainment systems
- › Fireplaces
- › Ceiling design
- › Custom joinery
- › Art
- › Dining tables and seats

Bedroom

Nothing guarantees a restful night's sleep like a well-designed bedroom. Whether you're making room for a growing family or designing your dream retirement home, we can guide you through the key choices you need to make across all bedroom spaces.

The key decisions you need to make in this space include, but are not limited to:

- › Selections for beds, and bed heads
- › Bedside tables
- › Storage
- › Flooring
- › Window treatments
- › Lighting controls
- › Blinds: sheer, block out, curtains
- › Blind tracks: top or face mounting, recessed, pelmet
- › Decorations
- › Feature walls
- › Joinery: walk-in robe (WIR) vs build-in robe (BIR)

Glazing and Windows

Not sure what window materials are best suited to your property? Want to protect your home against the elements with design choices that support heat control? We're here to guide you through all your glazing and window decisions, ready to connect you with the right experts to boost the privacy, security and energy efficiency of your property.

The key decisions you need to make in this space include, but are not limited to:

- › Considerations for energy efficiency: Single or double glazing
- › Glass thickness
- › Tinting
- › Aluminium, steel, brass, copper or timber
- › Privacy solutions: Laser etched, frosted, slotted timber screens, switchable glass
- › External Venetian blinds

Exteriors and Landscaping

Your home's gardens and exterior set the tone for your entire property. Set a memorable first impression (for all the right reasons) with expert landscaping design and exterior design features that suit the character and spirit of your home. We can connect you with the right landscaping professionals for your home.

The key decisions you need to make in this space include, but are not limited to:

- › Trees
- › Irrigation
- › Tiling and Paving
- › Grass
- › Vergola and Pergolas,
- › Building Finish: Options like rendered, concrete, timber clad
- › Garden Lighting
- › Decks, Verandahs, Balconies
- › Pools
- › Sheds
- › Landscaping Design
- › BBQ area
- › Outdoor dining
- › Fencing: timber, glass, steel, masonry



Joinery

Elevate your home with carefully considered joinery selections that balance aesthetics and functionality. No matter your budget, we can advise on the appropriate designs, expertise and material selections to suit your property.

The key decisions you need to make when it comes to joinery include, but are not limited to:

- › Quality and joiner supplier selection
- › Panel material: Veneer, polyurethane, solid timber, laminate as well as what stains, colours and textures you'd prefer
- › Soft close and soft open as well as auto open
- › Handles
- › Floor mounted or wall mounted
- › Drawers or doors
- › Built-in bins: laundry spaces and waste management
- › Integrated mechanics: AC, fridge freezer, and laundry machinery
- › Overhead cabinetry
- › Room-specific joinery selections: kitchen, vanity, WIR or BIR
- › Complex joinery selections: including cavity doors, flush doors, inset cabinets, corner cabinets (super Susan), crown mouldings, hidden drawers (kick draws or under benchtops)



Varloch Tip: Looking for specific advice on bespoke joinery selection for your home? Send through your ideas and inspiration and we can walk you through your options.

Roofing and Guttering

Want to lower the environmental impact of your home?

Certain material choices, particularly around roof types and insulation, can make a big impact on how easy it is to heat and cool your home.

Whether you're looking to install solar panels or need advice on what gutter material is right for your home, we're able to connect you with the right experts to ensure a smooth construction process.

The key decisions you need to make in this space include, but are not limited to:

- › Solar panels, and battery/off-grid system
- › Roof Type: Shingle, Slate, Terracotta, Concrete, Flat, Colourbond
- › Colourbond profiles which can also be used as a wall cladding feature
- › Insulation
- › Gutter/downpipe material: Including options like copper for durability and style



General Considerations

Plus, there are a number of additional things to consider across all areas of your property. From Smart Home features to smaller design choices, these additional considerations shouldn't be overlooked when planning your home's construction or renovation.

- › Skirting, architraves and cornices
- › Chair rails and wall panelling
- › Balustrades
- › Staircase design
- › Paint colours
- › Air conditioning
- › Internal doors and hardware: Handles and hinges (contact us for a bespoke schedule of what is needed for your home)
- › Home ventilation systems and weather seals
- › Window hardware
- › Light switches and lights, general power outlets and pendants
- › Intercoms
- › Flooring and heating
- › Music control
- › Tiling
- › Furnishings
- › Security systems
- › Additional features such as sauna, gyms, cinema rooms, and home office spaces

Where to from here?

We get it: there's a lot to digest and a lot of decisions to be made.
The good news? You don't have to do it alone.

At Varloch, we're passionate about helping homeowners (like you) navigate the construction process with confidence. Working with us means you'll gain access to our network of trusted tradespeople and experts, each selected for the skills, expertise and proven track record of delivering exceptional results for our clients.

Our goal is to work collaboratively with you to remove the stress, headaches and hassle of keeping your project progressing. While you'll always get the final say over design elements and selections, we're here to guide you through your options and take the guesswork out of the process.

Ready to make your dream home a reality?

We're ready when you are.

CALL US

Jan - 0447 127 988

Nick - 0411 881 021

EMAIL US

contact@varloch.com.au

VISIT OUR WEBSITE

www.varloch.com.au

