

UNLOCK THE DREAM HOME PROCESS

By the end of this guide, uncertainty will be a thing of the past. You'll have the clarity and confidence to take the next step toward your dream home.





Step into FORGE Construction Exclusive Homebuilding Guide, thoughtfully created to guide you through the rewarding journey of crafting a bespoke luxury home that reflects your unique vision.

FORGE Construction - where coming home means arriving in life.

The truth is, building a home that feels like a sanctuary shouldn't feel like a full-time job — but too often, it does.

These projects are complex and require impeccable project management and execution.

Which makes you feel worried.

Worried about your investment and the health of the home not to mention your family...

It's easy to feel uncertain about the process.

After reading this guide, you won't have to guess anymore. You'll know exactly what to watch for.

FORGE Construction is a construction company we are your bespoke project partner and curator of all things luxury when it comes to creating your dream home. Rooted in design excellence, real-world development experience, and meticulous attention to detail, we manage the entire journey, so you don't have to.

With years of hands-on expertise and a trusted network of South Africa's top architects, sub-contractors, and artisans, we bring your vision to life with precision, clarity, and creativity. The result? Homes that are as livable as they are exceptional.

In this guide, we'll walk you through the key stages of building your dream home and share what truly sets a world-class project partner apart from the rest.

From demystifying the art of luxury design to ensuring your investment delivers lasting value, this guide offers expert insight and clear direction to help you navigate each step of your bespoke homebuilding journey with confidence and clarity.

Your dream home should be a true reflection of who you are - distinctive, refined, and deeply personal. We're here to guide and inspire you every step of the way as you embark on this extraordinary journey.

Together, we'll redefine what it means to come home where every line, texture, and space speaks to your story and your lifestyle.





**YOUR DREAM HOME
JOURNEY BEGINS HERE!**



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INITIAL PREPARATIONS

Laying the Foundation for Your Dream Home

As you begin to envision your ideal home, thoughtful preparation can make all the difference. Here are a few key considerations to help you design with clarity and confidence

1 Discover Your Architectural Style

Take time to explore the architectural styles that resonate with you. Collect images that inspire you — whether from Instagram, Pinterest, or favorite design magazines. Curating a visual library helps your architect and design team understand your aesthetic vision.

2 Get a Sense of Space

Room size matters more than you think. Walk through model homes, visit showhouses, or simply measure your current spaces to identify what works — and what doesn't. This ensures that your future spaces are both beautiful and functional.

3 Understand Your Lifestyle

Design for how you live. Are you big on entertaining? Do you need quiet spaces for work or study? Think through daily routines, weekend habits, and the features that will make your home truly yours — from wine rooms to mudrooms.

4 Plan for the Future

Great homes grow with you. Consider where you'll be in two or more years: How old will the kids be? Will you need a guest suite, a gym, or multi-generational space? Future-focused design ensures lasting satisfaction.

5 Dream with Intention

This is your chance to think big. Prioritize the spaces and details that matter most, not just for how they look, but how they'll make you feel. Your dream home should be a sanctuary, an experience, and an expression of you.



ASSEMBLING YOUR TEAM

Building a dream home is a once-in-a-lifetime journey and it begins with the right team. Get that wrong, and the cost isn't just financial... it's the loss of what could have been.

FORGE Insight

Think of building your dream home like directing a world-class production. You're the visionary — the one with the dream, the taste, and the ambition. But no masterpiece is created alone.

That's where we come in.

FORGE Construction is your turnkey building partner executing every element of the project with precision. From groundworks to final finishes, we handle it all: sourcing land (if needed), collaborating with your architect or ours, coordinating trusted subcontractors, and ensuring your vision is built to spec, on time, and on budget.

Your Architects and Interior Designers are the **Creative Leads** — translating your lifestyle and vision into a bold, beautiful design.

Your Contractors and Subcontractors are the **Execution Experts** — carefully selected, vetted, and overseen to deliver top-tier workmanship.

FORGE is your single point of leadership - **coordinating the entire process with one unified strategy.**

When each expert works in harmony under one clear direction, **the result is far more than just a house, it's a fully realized expression of your vision, values, and lifestyle.**



THE BUILDER

FORGE Construction – **The Execution Partner**
We Lead. We Build. We Deliver.

At FORGE Construction, we're not just builders — we are the **principal contractor** and driving force behind every project. From breaking ground to final finishes, we take full control of the build process, assembling trusted teams, managing timelines, and ensuring every detail is executed to the highest standard.

We bring the technical expertise, trade partnerships, and on-site leadership needed to turn architectural vision into built reality — on time, on budget, and with zero compromise on quality. With FORGE, the buck stops here. We don't wait for direction — we set it, lead it, and deliver it.

The better the builder, the better the relationships and end result but also the entire process along the way.

Here are 4 things to consider when hiring your developer (builder):

- 1** Their track record, estate experience, and ability to deliver at the required quality.
- 2** NHBC registration and correct insurance — non-negotiables.
- 3** Their communication style and professionalism with vendors and subcontractors.
- 4** Their ability to collaborate within a structured, professionally managed environment following timelines, budgets, and instructions under our direction.

We don't just follow orders, we run the build.

At FORGE Construction, we're not recommended we're appointed to deliver. We manage every element on your behalf the teams, the trades, the timelines.

Because building your dream home should feel exciting, not exhausting. And with FORGE leading the way, it does.



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THE ARCHITECT & DESIGNER

Creative Strategists — Directed by FORGE Construction

Architects and interior designers are the creative force behind your home's vision — but great design is only half the equation. It needs to be practical, cost-effective, and buildable. That's where we come in.

At FORGE Construction, we don't just accept plans — we guide the entire design process from the start. We appoint, brief, and collaborate with your architect and design team to ensure every detail works in harmony with your stand, your budget, and your timeline.

From estate compliance to technical feasibility, we align creative ideas with real-world execution — so nothing gets missed, duplicated, or misaligned on site.

Because smart design isn't just beautiful — it builds better when FORGE is leading.

Here are 4 things to consider when hiring your architect

- 1 Is your architect registered with the estate's HOA and familiar with its building guidelines and requirements.
- 2 Search for any easements or building envelope issues.
- 3 Know if you can even build your desired style with the exterior finishes and colors you want.
- 4 Can you involve them in the project as a construction administrator creating updates to their drawings once the interior design is complete so you get one set of consistent plans?

Here are 4 things to consider when hiring your interior designer:

- 1 Will they work with the team to put together finishes and selections at the right budget?
- 2 Be sure they will provide furniture layout, even if you plan to purchase your own so electrical and spacing can be applied to the layout
- 3 Will they provide CAD elevations for interior architecture?
- 4 Can they provide a design book including options and selections by category, not just room?



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LAND & BUILD

The design phase can take anywhere from 3-06 months on average. Things start to feel real as land is acquired and building begins, but don't get too distracted. There are some key pieces of this phase that you should pay close attention to.

Purchasing the land or lot may happen simultaneously with hiring your design team, but having land is a must before starting the design process. And don't forget...You'll also need to get a soil test done as it's essential for accurate civil engineering design.

FORGE TIP: Keep a contingency budget for changes or scope gaps. This should typically be 2-3% of the build cost for the home.

Here are 4 things to consider during the building phase:

- 1 Start by getting the builder's risk policy and understanding their insurance coverage. Does the max coverage of the General Contractor match the cost to build the home?
- 2 How are change orders handled and what constitutes a change order?
- 3 Did the builder provide a construction schedule or key phase timeline?
- 4 When will you be required onsite to walk with the builder and when are you involved in detailed decisions beyond the design book and architecture?

"Seamless process, stunning home – and yes, we're still married. That says it all."

The Maharaj Family





COMMUNICATIONS AND OPERATIONS

Faster isn't better when it comes to building something that will last multiple lifetimes. This is a multi-year relationship; one that can make or break your experience, and the home.

Having good communication and a seamless operation make all the difference. Knowing what's going on, when things will be complete, and how to address issues along the way will give you peace of mind while you anxiously await the day you get to walk through your beautiful new home!

You should also know what days workers will be on site (There won't be trades on site every day). There is an ebb and flow to construction projects. Some weeks will feel like a flurry of

activity and others feel more quiet. The whole thing can turn into an emotional rollercoaster if you let it.

Here are 4 things to consider about communications:

- 1 How often should you expect communication from the builder?
- 2 What are the hours of operation and when should you wait to reach out?
- 3 Does the builder send weekly video updates?
- 4 How often are you required to do a site visit.



ROLES AND RESPONSIBILITIES

Throughout the process, it's imperative you understand everyone's role in the project. Everyone has a part to play including the client. When these roles are clear and everyone is responsible for their part, it's incredible what's possible. Know your role (and theirs too)!



SUB-CONTRACTOR AND SUPPLIER ROLE:

- 1 Keep the job site clean
- 2 Be professional
- 3 Have correct manpower and follow the schedule coordinated with the build team
- 4 Be experts in building per the specs and design
- 5 Be responsive and communicate
- 6 Do pre-walks before installation to ensure everything is correct, especially for cabinets, appliances, etc
- 7 Attend pull plan schedule meeting with the builder
- 8 Provide mock-ups and samples

CLIENT'S ROLE:

- 1 Pay within 5 days – feed the meter
- 2 Be accessible for questions and field walks when the builder and design team gave adequate warning and time
- 3 Be available for pre-construction
- 4 Make sure the builder provides any change orders or costs upfront, and then the client signs and execute
- 5 Communicate with the builder during normal work hours of 8 am – 5 pm Monday through Friday



FINAL WALK AND MOVE IN TIME!

There's no feeling like it. The anticipation starts to build and soon the finish line comes into view. It can be difficult to think of anything else during this time, but thankfully we can be there to help guide you.

In fact, our entire team will be there to help guide you because when we finish an FORGE home, **every single member of our incredible team comes to make sure every impeccable detail is in place.** We go through every system and square meter of the place to ensure it's 'toothbrush ready' down to the finest detail.

Here are 4 things to consider as your home is completed:

- 1 How does the builder close the home?
- 2 How does the builder ensure quality upon completion?
- 3 How are snag-list items handled?
- 4 What is the warranty and how does that work?



At FORGE Construction, we believe coming home should feel like arriving at the life you've always envisioned, *a place where every detail reflects your journey, your taste, and your success.* It's more than just a house — it's a celebration of everything you've worked for.

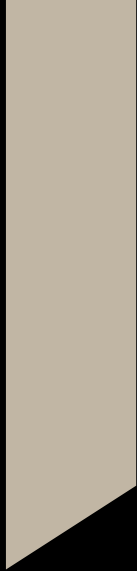
Creating a home that feels like a permanent vacation shouldn't feel like a never-ending chore — but for many, it does.

These projects are complex and require impeccable project management and execution.

We believe you've built your business and life with care and integrity and you should have a space that allows you to enjoy that with the people you care about most.



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WHEN YOU'RE READY TO GET STARTED
ON THIS JOURNEY, WE ARE READY TO BE
AT YOUR SIDE THE ENTIRE WAY.

Here's how the process works:

1

THE CALL

We get to know you and understand your goals, budget, and timeline in your Strategic Visioning Session

2

THE PLAN

Complete a services agreement and retainer to cover Architect, estimating, and design meetings

3

THE TEAM

We put the team together based on customized recommendations to the client's unique taste and preferences

4

THE CONTRACT

It's official - all documents are signed, plans are approved, and the vision is locked in. We're ready to begin building your dream home.

5

THE START

Construction has officially begun! Construction team is on site and hard at work bringing your dream home to life.

6

THE FINISH

Your dream home is complete. Every detail has been brought to life with care and precision, ready for you to step in and begin the next chapter.

REQUEST A CALL



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