

ROADMAP TO BUILDING A NEW HOME

We get it! Building your new home is a lot more complicated than it sounds. There are a lots of steps to undertake before you start the actual build of your new home. To make things easier for you, we've made you this roadmap that aims to guide you through pre-construction process.

See the [Builder's Tips](#) for more in depth recommendation YFH has to offer to make sure you are on the right track.

We are excited to see you check off each of these steps as you go along the new home journey.

PREPPING STAGE

Council zones schedules and overlays for flooding, fires or other special conditions

1

SITE SPECIFIC CHECKS

- Site access
- Solar orientation
- Neighbouring properties
- Existing easements on site
- Current streetscape

2

PLANNING PERMIT STAGE

Agree on design and apply for planning permit

3



CONSTRUCTION COMMENCES

Base Stage
Frame Stage
Lock Up Stage
Fixing Stage
Practical Completion/
Hand over Stage

6

PRE-CONSTRUCTION STAGE

Finalise all your specs and scope
Choose the builder and finalise the builder's quote
Sign the Contract

5

BUILDING PERMIT STAGE

All the technical aspects involved to be able to build the proposed design

4

LET'S TURN YOUR DREAM HOME INTO REALITY!

Book your free discovery call now to get started. Email us at info@yourfavouritehomes.com.au
Learn more about Your Favourite Homes on www.yourfavouritehomes.com.au

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Builder's Tips!

1. Builder's Tip

Town planner, draftsman or an architect can assist you at this stage

2. Builder's Tip

- There might be an existing sewer that you need to take into account or relocate
- Special attention to the trees that need to be removed or reported as you might need an arborist involved
- Assets such as power poles, overhead power lines, drains, pits, street signs, water/ gas pipes and meters may contribute to cost if they need to be relocated or replaced

3. Builder's Tip

- It might be worth speaking to a real estate agent not to overcapitalise your property

Are you building your forever home?

Is it a short term solution?

Are you building property for rental purposes?

General appeal?

Low maintenance? Rental value?

- Your designer can draft the plans that meet all regulatory requirements as well as your design wish list and proceed with the town planning application
- If application get **refused** → satisfy the objections
- If **approved** → council grants planning permit
- Typical list of costs associated with basic application: council fees, land surveyor, building designer or architect fees, council advertising fees
- Approaching a builder first gives you a greater chance of fitting your design within your budget. It's very common that homeowners approach an Architect/Designer to seek advice on style and aesthetics but it's also known that it's often designed over the budget. Be realistic.

4. Builder's Tip

All technical aspects involved to be able to build the proposed design:

Soil test, Energy report, Engineering plans, Working drawings, Civil engineering (if required), Property information, Land re-establishment survey of boundaries.

Please see our detailed video explanation
(<https://youtu.be/jKXfndPVMT0>)

5. Builder's Tip

- Get the Builder's quote and make sure the quote is comprehensive and reflecting all your specs and possible project variations
- Sign the contract with the builder
- The builder pays the insurance and obtains the building permit
- MBAV & HIA *New Home* or *Cost Plus* Contracts are industry standard and they work for both parties - the Homeowner and the Builder

Don't settle for less! Never base your decision on the cheapest quote. Instead, ask your builder what is included and what is excluded in terms of pricing.

6. Builder's Tip

- Don't just build a house, build good relationships - communicate with your builder!
- Talk about the things you're unsure of and suggest the ones you're certain. It's essential to set goals, timeframes, or expect discrepancies that might come along the way.
- Always ask! We want to make sure you are fully satisfied with the end result

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