

BUILDING YOUR HOME TOGETHER: CHECKLIST

Planning Certificate – jump onto your council website and request a 10.7 planning certificate (for a small cost). This will indicate the zoning requirements and any development restrictions. We can interpret this document for you and indicate the council design parameters to get your project started.

Where to Start – the planning phase: before we start your build, we need to conduct preliminary tests to evaluate your land. These reports guide the foundations for your home as we then flow into the design of your floor plan. Once your plans are drafted, we bring together the colours of your home. A final architectural set of plans is prepared, ready for approval. Your new home is generally built in 10–12 months, depending on the design and site conditions.

Flexibility – come and see our floor plan designs to suit narrow lots, sloping sites, new development sites and existing parcels of land, duplex, and granny flats. Bring your 'wish list' and your design ideas and we can modify our designs to suit your vision and your land.

Building Materials – the façade of your home contributes to street appeal and the overall value of your home. Do you prefer a timeless complete brick veneer and tiled roof, a mix of brick and modern cladding with Colorbond roof, or a more unique contemporary style? Drive around and observe what appeals to you, then gather your ideas for our drafting consult. Window styles are a prominent feature of your façade and the colour scheme of the frames, garage, guttering and front door can enhance and alter your look.

Internal Design – thinking ahead to living in your home is the exciting part. What will the kitchen look like? How will you be using the living space and is there a separate rumpus or study? Are the bathrooms timeless and streamlined or on display with some character? Is there a hint of Hamptons, a contemporary edge, or a breezy easy living style? Our expert colour consultant maintains the flow of your style from the external façade to the internal design.

Personal Journey – building a home is a momentous journey, not entered into lightly. You want trust, transparency, experience, and good rapport. Our friendly team understands your needs and our builder is your direct contact throughout your build. Viewing your home at different build stages is important and we invite you on a guided walkthrough to inspect and ask questions. Building your home together is the journey.