



Essential Custom Home Building Guide

12 Point Easy Checklist

<https://davidreidhomes.com.au/>



Building Your New Home

Building your dream home will be one of the biggest investments you'll ever make and choosing the right builder will mean it is an exciting and rewarding experience.

On the surface it may be hard to differentiate one builder from the next. Using our Home Builder Checklist (Slide 19) will make it easy to gather information and compare offerings from builders in your area and help you make the right choice the first time.





Budget, Timeframe & Quality

You can rest assured we know the challenges involved when designing and Building a new home. At David Reid Homes we have the expertise, Experience and systems to ensure your build is a success rather than the vast majority that result in nightmares for the client!

There are three components to any build:

Budget, Time Frame and Quality

Naturally, you would like all three and that can be achieved in balance but it's important to note they are all linked. So, we need to get clear at the beginning what your number one priority is.





Budget

Just because you choose Budget doesn't mean you will end up with an inferior build. Just like paying over the top will not guarantee quality! But budget will always be top priority for both of us and all subsequent decisions will be made with that in mind.

Time Frame

If you are on a tight time frame then be honest with your deadline. If we cannot meet it, we will not waste your time. Equally, you should insist on a timeline plan from your potential builder. This will ensure the handover date has been planned. If your builder cannot (or will not) provide this information, then they are incapable of achieving a successful outcome.

Quality

Quality is often talked about and rarely delivered in residential construction. It is linked to time frames because it takes longer to deliver a higher standard of work.

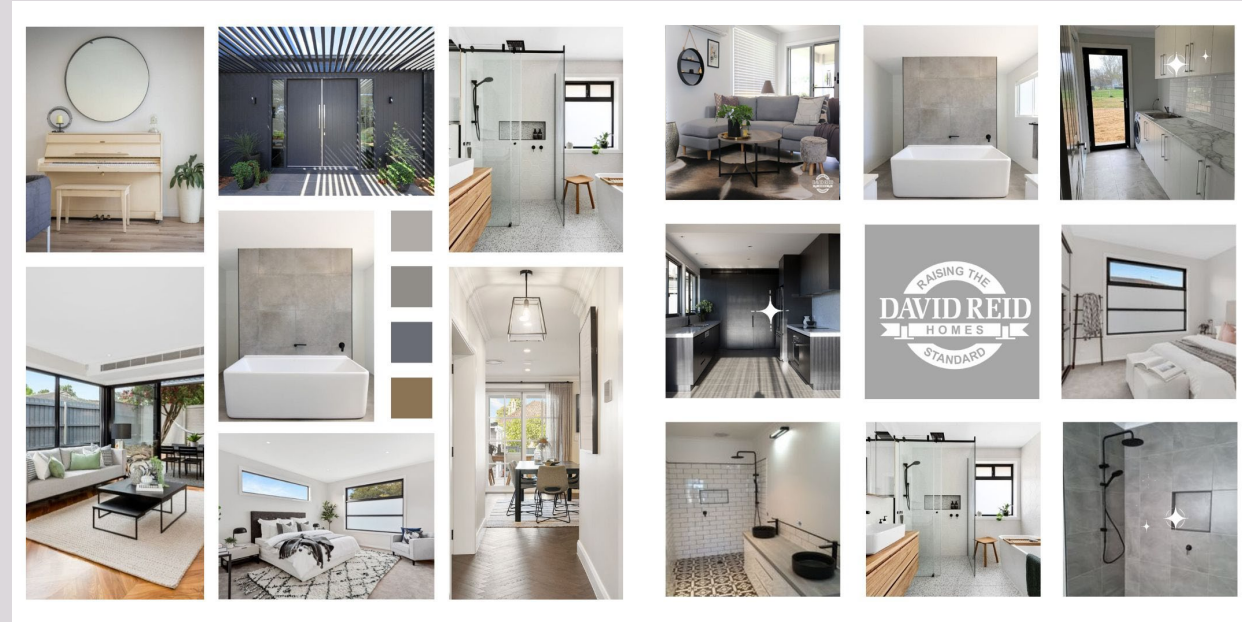


Selecting Your Home Design

The beauty of building is that you can create the home YOU want. It's a great idea to start out by scrapbooking ideas from books and magazines or creating your 'Mood Board' from the many online options available.

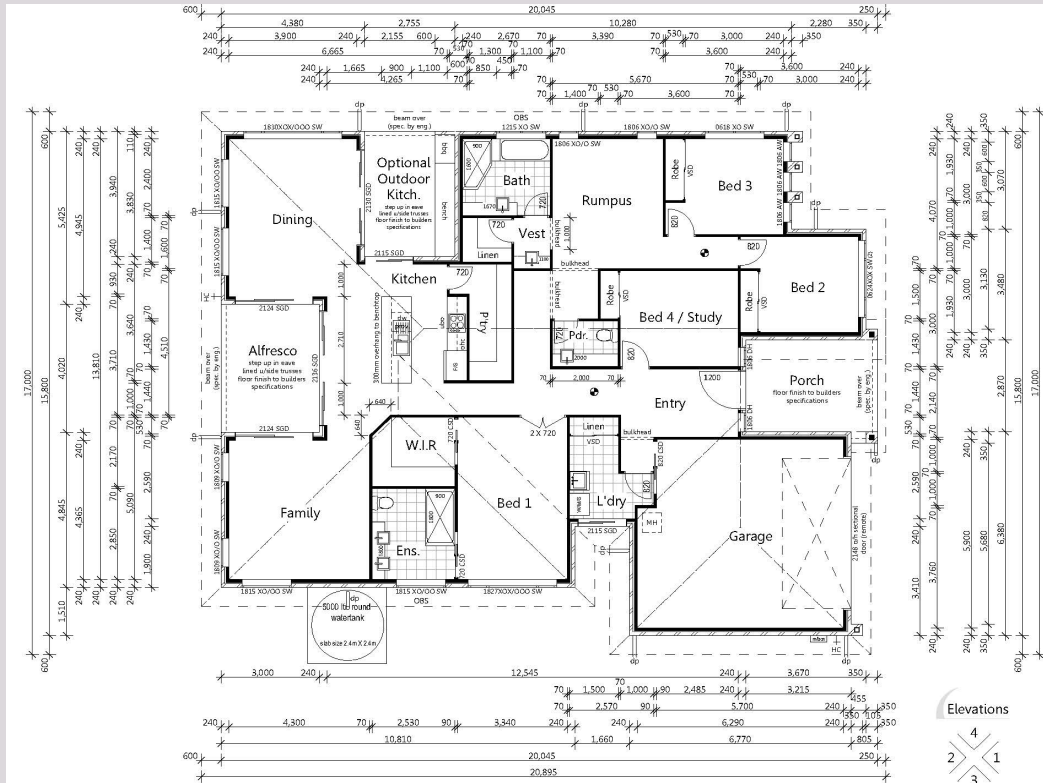
You can also start with one of our standard plans and modify the plan to suit your family and lifestyle. Not all builders will be flexible in allowing changes to their standard plans; check that yours does.

If you are building a custom new home and you want to make it special, this is where it starts. You can use an architect, a building designer or take your sketches to a draftsman. But talking to your builder first can save you thousands of dollars.





Selecting Your Home Design



Ask the builder's opinion on where to go for design help for the type of house you want to build. We can suggest an architect, draftsman or building designer outside our company; but it is still a great idea to run the initial plan or sketch plan past us before you fully commit to a working plan.

Small changes may need to be made that affect the appearance of the house and there may be changes that can save tens of thousands of dollars on building costs. We can offer you an obligation free site assessment to discuss with you the difficulty of the site, best orientation, etc.



Selecting Your Home Design

A trap many people fall into is engaging an architect and designing a “dream home” that they cannot afford to build.

It is heartbreaking for people to spend thousands, sometimes tens of thousands of dollars on a plan that is basically useless to them. By working closely with the builder from the start, you can minimise this problem.

Using our in-house building design service comes with practical advice and know-how. The designer and builder collaborate from concept to finish, understanding your vision from the start.

Some things to consider:

- Single, Double or Split Level?
- How many bedrooms?
- How important is living space?
- How much outdoor space do you want?
- What do/don't you like about your current home?
- What look do you want to achieve with the façade and elevations?



Guarantees & Warranties

Home Warranty Insurance

Home warranty insurance is designed to protect the homeowner against losses for incomplete or defective work due to insolvency, death or disappearance of the Builder during construction and for a defined warranty period after completion.

One misconception that exists in the marketplace is that Home Warranty Insurance protects the builder. It does not protect the builder, it protects the client for the building for a defined warranty period.

It is compulsory the Builder has Home Warranty Insurance is in place for any construction of a new dwelling.

The mandatory requirements, period of cover, amount of cover and description of the insurance varies from state-to-state



Guarantees & Warranties

Contracts

David Reid Homes only uses industry standard contracts.

Builder Guarantees

In our quest to provide superior quality and the highest level of customer satisfaction, we guarantee:

- To care about your house like it is our own.
- A free colour consultation meeting.
- To meet Building Standards of Australia.
- To give you security by using industry standard building contracts with personalised and transparent service and up-front costs to give you confidence your project will be completed to an exceptional standard.
- To communicate & keep you up to date.
- A detailed 'move-in' clean upon completion (not just a 'builder's clean') so all you have to do is enjoy moving in.
- Room-by-room quality assurance checklist at completion.
- Your vision is our priority – we use our experience, our knowledge, our energy to create a home you'll be 100% satisfied with.



Relationship with the Builder

The relationship that you will have with your builder will be an involved one over many months. Personal communication skills are essential to make sure that your building experience isn't stressful. During construction you may be talking directly to the builder, or you may be dealing with a site supervisor. It is a good idea to meet with the person to consider the following:

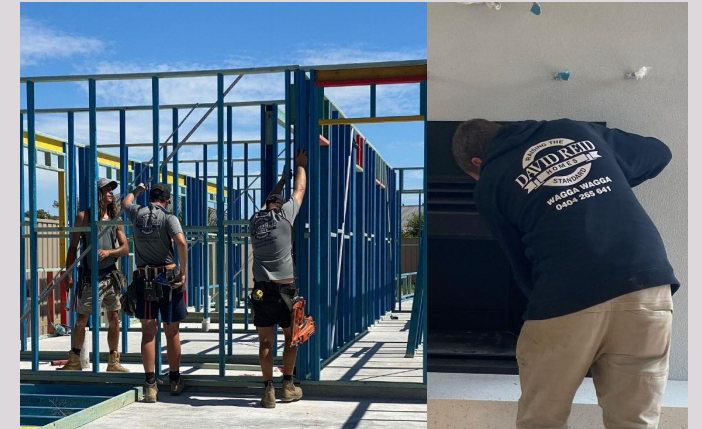
- Do they have good personal skills?
- Do you feel like you'll get along with them?
- Are they local with local knowledge?
- Are they interested in, and can they accommodate, your needs?
- Do they understand what you are trying to communicate?
- How do you think they will deal with issues and problems as they arise?
- Do you feel like you are being involved in the process rather than just fitting in with the builder's system?
- Do you feel that your needs, goals and ideas are valued?





10 Reasons why David Reid Homes is the ONLY choice for your next building project

1. Our services include design and full construction service as a licensed builder with projects ranging from small homes or duplex units to million-dollar projects.
2. Our workmanship and service exceed our client's expectations.
3. We keep up-to-date with latest products & trends.
4. Our focus is you. We will work with you to build YOUR home to suit YOUR goals, needs and lifestyle.
5. Our quality is paramount. Our builders are on site regularly and use a hand-picked team of trades and suppliers.





10 Reasons why David Reid Homes is the ONLY choice for your next building project

6. Every project receives our personal attention so your project is completed to the highest possible standard.
7. We can provide a complete Turn-Key solution, from concept plans and working drawings to final certification reducing your time and stress.
8. No assumptions required - we will clearly detail all that is included in your contract price.
9. Backing of a national brand. We have the support and buying power of a national group, ensuring competitive pricing on quality products.
10. The step-by-step process of building with us (see next slide)





Step by step process of building with us

Step 1 –Free Site Inspection

We will meet you on site to assess the site, discuss construction options and your requirements.

Step 2 – Designing Your Home

You tell us what style home you have in mind and we can recommend the building designer or architect that we think is most experienced to fulfil your needs. We will then work as a team to give you the very best in design service.

Or; Help in choosing a plan....

If designing your home is too daunting (we understand this!) or, if you are a first homeowner just starting out, we can offer you a fantastic choice of flexible plans to suit you, your site and your budget.

We will ask a lot of questions!! We want to make sure we design and build YOUR dream home.





Step by step process of building with us

Step 3 – Preliminary Agreement & Pricing Process

A Preliminary Agreement is signed and site investigations are ordered – soil test and contour survey. Preliminary plan provided – your ideas and concepts are now in black & white! We can now provide a budget estimate/preliminary New Home Proposal for you with site works costs and all other inclusions - set out clearly to give you accuracy, certainty and peace of mind when it comes to your budget.

Step 4 – New Home Proposal Acceptance and Colour Selection

Meet the design team and complete colour selections. Discuss any changes and additions, finalise design requirements, plans and any pricing adjustments. The New Home Proposal is issued and signed. You will know up front what is included in your Building Contract.





Step by step process of building with us

Step 5 – Signing the Building Contract

Building contract, specifications, plans, colour selections are signed and the building contract deposit paid.

Step 6 – Building Approval and Finance Approval

Building application is submitted and Building Approval (BA) is issued. You provide us with your formal finance approval from the lender (or evidence of capacity to pay from your own funds to cover the contract value).

Step 7 – Pre-Construction

Final construction documents signed, purchase orders sent to suppliers, site file prepared and collated for the supervisor and our team of sub-contractors are ready to go.





Step by step process of building with us

Step 7 – Commence Construction Works

When you choose David Reid Homes you'll deal directly with the builder and our dedicated team. You will receive regular updates on the progress of the project and site meetings can be arranged at milestone stages to monitor progress of the works.

Step 8 – Practical Completion

Your Builder will meet you on site and walk through your new home. A detailed inspection is completed with you to identify any minor omissions or incomplete works. A qualified building Certifier/Building Surveyor will also complete a final inspection and issue a Certificate of Occupancy. The lender will arrange for a valuation inspection for the final progress claim to be made.





Step 9 – Handover

Congratulations! Your new home is complete and ready for you to move in! The final progress claim is paid and the Builder meets you on site to handover the keys to your new home.

Step 10 – Maintenance Period

Attend to any issues or any rectification works that require attention during the defects liability period (the defects liability period varies from state-to-state).

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Comparing your Quotes

If you went to buy a new car you would expect to receive a full specification, options and a detailed price. So why is a building contract so different when it can be over 30 times the price of your car? To help avoid misunderstandings and to ensure you are comparing apples for apples make sure the questions included in the link below are answered and included in your quote.

[Click Here](#)





Pre-Build Requirements

Council Approval

For a new home, the builder will need to submit a Building Application to the local council or building certifier. Building Applications will include a number of components at time of submission:

- Building plans
- Soil Test Report and foundation design
- Statutory Home Warranty Insurance Certificate
- Construction industry Long Service Leave Levy Receipt
- Energy Assessment Report
- Sewer and water applications if required
- Bushfire report (if applicable)
- Plumbing and driveway applications





Pre Build Requirements

Finance Approval

Formal approval requirements are different for each lender. But the following items are most often requested. Please check with your lender or broker for their specific requirements:

- A copy of the building contract – showing the contract price & progress claim schedule.
- Building specification and inclusions
- Council Approved plans/ BA Plans
- Certificate of Currency from the Builder for Contract Works & Public Liability Insurance
- Home Warranty Insurance Certificate

The builder will require an Authority to Commence Construction from the lender prior to site start.





Your Builder Checklist

- Is the builder supported by a quality national brand that has been around for over 10 years?
- Is your builder among Australia's most awarded group?
- Is your builder a local builder with local knowledge?
- Will the builder offer complimentary building site visit during the planning of your home?
- Is the builder a Housing Industry Australia member or Master Builder Association member?
- Does the builder use market-leading Australian based manufacturers and suppliers?





Your Builder Checklist

- Does the builder use quality local subcontractors?
- Will the builder provide you with a fixed price contract, with any provisional sums sufficient for the quality you expect?
- Does the builder have a process to keep you fully informed through the building experience?
- Can your builder help you from initial design to a complete turn-key solution?
- Does your builder allow you to make changes to standard plans?
- Will you be the main focus of your builder?





Thank You

We trust that you have found this information informative and useful.
For more information about how we can work with you to build your new home, please contact us!

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