

BUILDING BASICS

The cornerstone of a quality house is great design – from the ground up.



Excellent house design is not just about a great floor plan and fancy fittings.

It starts with your builder and should consider every facet of the house from the slab to the roof.

Your home is the single biggest financial decision you'll ever make as an individual, so it is essential to get it right from the start.

Designed right your floor plan can be customized to suit your needs and lifestyle.

The Sunshine Coasts subtropical climate comprises warm humid summers and mild winters. You should ensure your home has good cross flow ventilation from rooms and windows to help cool the home.

It is also popular on the coast to have an under-roof outdoor living area off the main living areas to create functional indoor / outdoor entertaining

and make the most of our climate.

However, before you get the ball rolling on planning your home there are a few important decisions to make.

The first is to know the budget you are working with.

The second is to choose a builder.

It sounds straight forward, but it is essential to know how much you can afford before you go into a building project and to stick with that limit.

It is also important to choose the right builder.

You need a builder who matches your ideas, understands your vision and your budget and is someone you get along with, after all you are going to be working closely with them.

When choosing a builder ask lots of questions before signing up so you understand the type and quality of building methods and materials that

will be used, whether the builders exceeds the minimum building standards and exactly what will be included.

You need to drill down past the bright lights and pretty pictures to understand what the hidden extras are, whether the turnkey items are included in the costing and whether there are any council or planning restrictions or site costs you need to factor in.

Your home is not just a structure supporting a lifetime of family memories. It is a financial instrument, a vehicle you can use through your life, building and selling a number of times so when you eventually retire the financial gain of selling can help fund your retirement.

This is why it is important to get it right from the beginning and not have to spend extra money on ongoing repairs and maintenance that could have been avoided through making

the right choices.

To make sure your house is built on a solid foundation, take the time to research and understand what you will be getting when you sign on the dotted line.

CHOOSING A BUILDER

- What building materials are used?
- How is the house constructed?
- Does it include site costs?
- Are there any restrictions on land by way of covenants, development plans or building regulations?
- Are turnkey items included in the costings?
- What are the hidden extras?
- Are you going to get everything you see on the plan and the picture you've been given?

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From the start

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