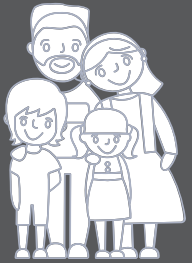
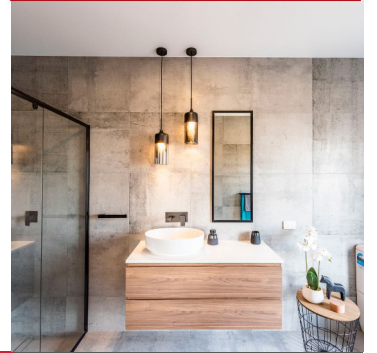


What you need to know when building a home.

Discover everything you need to know about the process of building a home in NSW.



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» Introduction

Imagine not just buying any old house to get your start on the property ladder. Instead, consider building a home designed specifically for the needs of your family. In fact, many first-time home buyers are opting to do this in NSW locations such as Orange, Parkes, Cowra, and the entire Central West.

However, before you begin building your dream home, you need to understand what is involved. You may be surprised to learn that building a home can be a complicated and involved process. Although the good news is that by using our comprehensive guide, you can find out everything you need to know on this subject. .



» About Us

BT Homes is a family run business founded in Orange, NSW in 2008. Today, our expert team service the entire Central West, NSW. Our team provide an all-round service, to cater for your every need. From helping you find a block, to designing a home and offering custom plan design - we cover it all

» Finding the right builder for you



MUST DO

Ask your builder to show you their qualifications.

Building a house is a significant commitment. It's important you pick the right builder to help you make your dream a reality. The good news is there are a few strategies you can use to make sure you find the right builder for your project.

RECOMMENDATIONS

First of all, there is rarely a more reliable source than 'word of mouth' from someone you trust. We recommend your first port of call when looking for a builder is to ask friends, families, and colleges whether they have any personal recommendations.



Be sure to have an in-depth conversation with anyone recommending a builder and ask them about all the different aspects of their project. Such as the length of time it took to complete, what the costs involved are and whether the builders were easy to communicate with.

Another excellent resource for 'word of mouth' recommendations can be tradespeople that you already have a good relationship with. That is the plumbers and electricians that have done work in your home. In fact, tradespeople will often have partner builders that they work with. Therefore they can provide you with useful information when it comes to making your choice.



ONLINE REVIEWS

If you aren't having much luck with the word of mouth tactic, why not try going online and looking for reviews? In particular, using external sites not directly related to the building company that they are reviewing is best. This is because you will get a more rounded assessment of the service you are likely to receive. After all, the feedback will be from real customers.

Be wary of reviews on social media, though! It's not that they are all fake, but it can be easier to manipulate the evidence into showing the good and hiding any of the bad. Of course, there is nothing wrong with finding a builder on social media and doing a little extra research on them to see if they are the right match for building your home.

TRADING ASSOCIATIONS

One of the most reliable ways to find a trustworthy quality builder for your house project is to use a trading association. Builders that belong to a trading association like the Federation of Master Builders, the National Federation of Builders, or the Guild of Builders and Contractors do so voluntarily. They also have to meet government-endorsed standards.

In fact, BT Homes is a member of the Master Builders Association precisely for this reason.



» Building process in NSW (rules & regulations)

A large part of the building process in NSW is ensuring you have the proper contracts signed. The most important of these is the Residential Building Contract, which is part of the Consumer Building Guide, released by the NSW office of fair trading.

The goal of the Consumer Building Guide is to ensure that both building customers and builders know their rights and responsibilities concerning the project. Additionally, by filling in the document before work begins on your build, you ensure the building process is streamlined most effectively.

Tradespeople must give the client a **Consumer Building Guide** before they sign a contract for work costing \$5000 or above.

In the Consumer Building Guide, there is a whole section on what to check before agreeing to a Residential Building Contract. This includes, but is not limited to:



Checking the
license of the
builder, you are
working with.



Checking they
have the correct
insurances.



Being aware of
who is responsible
for gaining council
approval.



Making sure the
plans your builder
has provided are
adequate.



>> Financing

what you need to know

Before you can build your home, you will need to secure the finance for your project. Typically, most people don't have the full cash amount, so they need to seek a loan of some kind to begin the process. In fact, there are several different options for loans to consider when building a home.



**Construction
Mortgage**



**Standard
Home Loan**



**Owner Builder
Mortgages**



**Guarantor
Home Loan**





Construction Mortgage

The first, and most popular for those building a home is a construction loan. These are usually available from mortgage brokers. They are specially designed for those people that are looking to build a house from the ground up.

A particular advantage of this type of loan is that it runs on a progressive draw-down basis. Instead of getting the full amount in one go, you get installments for each stage of construction. Therefore, you will end up paying less interest overall.



Standard Home Loan

The next option is a standard home loan, available from banks and mortgage brokers. Although these are not designed for people building a home, they can still sometimes be used if the conditions are fulfilled.

These conditions include that the borrower has enough of a deposit or equity in their current property to cover the loan. .



Owner Builder Mortgages

The third option is an owner builder mortgage. These are perhaps the most difficult to secure of all the options here because they are for people building their homes without the help of a professional builder. To that end, the risks involved are much higher.

In fact, it is common practice in both banks and mortgage brokers to only lend to those building their homes with license and registered builders.



Guarantor Home Loan

The guarantor home loan is essentially similar to the construction loan mentioned above. However, there is one additional advantage. A guaranteed home loan allows first time buyers that do not have a deposit or equity to get a loan to secure financing for their build project. This is because a guarantor, someone with a significant relationship to the home buyer, will provide equity enough to cover the traditional deposit.

Remember, too, that when choosing a Guarantor Home Loan, the Guarantor does not have to stay on the agreement forever. In fact, there are two ways to remove them. The first is that you pay off the loan. While the second is to make additional renovations to your home. This will then increase its value and cover the equity in the loan.

» Gathering Quotes

What to look out for



When it comes time to gather quotes for your house build, you need to create a tender package.

By creating a clear and comprehensive tender package, you can maximize the chances of getting the best quote results from any builders you are approaching. In particular, there are several things that your tender package must cover.

1

Scope of Work

The first is the scope of work. This document means that any builders quoting for the job will know what is involved, allowing them to be more accurate with their quote. To that end, the building designer will usually be charged to create the scope of work, as they will know better than anyone else what will be needed.

2

A Building Plan

The next element is the building plan. This is a visual guide to what the building will look like when entirely constructed. It should contain diagrams as well as written information. Additionally, data such as soil tests and engineering reports must also be included. (More about those and the costs involved with them later.)

3

A Schedule of the Build

The next element is the building plan. This is a visual guide to what the building will look like when entirely constructed. It should contain diagrams as well as written information. Additionally, data such as soil tests and engineering reports must also be included. (More about those and the costs involved with them later.)

4

The builder's license & insurance information

Check that the builders you are considering have the correct license and insurance.

This entails asking to see your builder's credentials, making sure that they are registered with the correct authority in your territory, and that the license is still active.

>> Hidden Fees

How to spot them

Many home builds entail hidden fees. You will need to factor into your budget. The best way to spot them is to educate yourself beforehand. Luckily you can find a rundown below of all the most common hidden costs involved in building a home in NSW.



Soil and Contour Tests

After paying the deposit, you will need to conduct soil and contour tests, they usually cost up to \$2000. The tests check your property for issues with the lay of the land, and the type of ground. There may be additional fees in your quotes if it turns out there are any issues with the land.



Site Costs

One of the most significant hidden expenses are site costs, which can be tough to predict. In some cases, there are builders who don't disclose these costs in their quote. This isn't the case with BT Homes, we're direct and upfront about all costs, *especially* site costs. We provided detailed and in depth quotes so you aren't surprised later down the track.



BASIX

The BASIX regulations, designed by the NSW government, help ensure that new homes are more sustainable. Among other things, this means you will need to install a water tank on your property, which is likely to cost you upwards of \$3000.



Flooring & driveways

It is essential to be aware that flooring and driveways are usually not included in the build price when you receive your quotes from builders. That means you will have to add this to your final price. But not with BT Homes, as mentioned previously, we're detail oriented, we include flooring and driveways in our quotes.

Of course, the end fee will depend on the choices you make. For example, hardwood flooring will be more expensive than laminate. Although, for a basic option, you can expect to pay out around \$10,000 for both floor and driveway.



» Fire & Flood Prone Areas

When building a property in NSW, the risk of bush fire and /or flood must be considered. If you are close to a national park or the Bush, your property will have a Bush fire Attack Level BAL rating. If this is the case, then there are specific things that will need to be carried out during the build to ensure safety in the event of a bush fire.

Similarly, if your property is at risk of flooding, changes to the build will need to be made to ensure that even if a 1 in 100 flood does occur, there will be no loss of life. Sadly, these costs are often not covered in the initial quote. So be sure to check.

>> Spotting the "dodgy" builder



Here are some telltale signs of a unqualified builder...

When building a home in NSW, you will want to find a builder that is focused on the customer experience, and the quality of work.

That means you will want to avoid cowboys or dodgy builders! Look out for the following issues...

Quote Issues



Quotes that are obviously over or under priced point at a lack of experience or legitimacy of the builder.

Additionally, quotes that do not include sufficient detail or overlook specific requests are a red flag.

Provisional costs rather than a fixed fee



Look out for builders that quote provisional costs. Instead, you need to look for fixed fees.

That means everything is included in the price, and that it will not go up once you have signed the contract.

Lack of Documentation



Cowboy builders are often undone by their lack of official documentation. Look for current licenses and accreditation's.

Be sure to ask to see them. Also, ask to view the insurance documents that cover Home Building Compensation Insurance and Public Liability Insurance.

Poor Attitude



Lastly, do not forget that building a home is a collaborative process. That means it is essential that you can communicate and work well with your builders.

To that end, be mindful of their attitude and whether they are open to discussion or just want to do things their way.

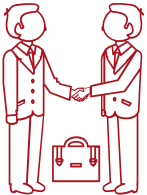
» Ensuring a seamless build process

If moving house is a stressful process, imagine how things can be when you choose to build! The good news is you can avoid a lot of stress and heartache if you choose a provider that has a transparent build process. Just like we do here at BT Homes.



First Contact

The first step of the process is to get in contact with us. We can then answer any initial questions and set up a meeting where we can discuss your plans in more depth.



First Meeting

Your first meeting with us is an important one. It's when we will talk about your needs, wants, ideas, and the budget that you are working with. It's this information that we use to create a plan for your property. Something that will allow us to provide you with an accurate quote. Some home developers will charge drafting or design fees at this stage, but you can rest assured that BT Homes will not.



Presentation Plan and Estimates

At this stage, we will provide you with a sketch drawing of your property and a detailed fixed quotation. We pride ourselves on the clarity of our quotes, ensuring that there are no hidden extra costs to worry about.

Also, at this point, we will check to see if our plan and quotation match your expectations, making any necessary changes.

After you have agreed on the quote, we can complete your Master Builders Association Residential Building Contract (BC4). Once this is achieved, a meeting with our consultant to finalise your aesthetic selections will be arranged.



Contract and deposit

This stage is about signing the contract, but not before we have gone through the whole thing with you. Once the contract is signed, it will be time to pay the \$8,000.00 deposit.



Council Approval

After you have paid your deposit, we will apply for council approval for your home build. Our service includes BASIX Certificate and energy connection, as well as all fees associated with the council approval.



Construction Commences

After council approval has been granted, we can begin the exciting task of building your home. At this point, all you will need to do is provide progress payments as each stage of construction is reached.



Build complete!

The most satisfying stage for you and for our team at BT Homes; once your build is complete, you get to move in and enjoy the home of your dreams, and we get the satisfaction of another job well done. You can rest assured, our team have your back and will be available to you throughout the warranty period.



» Communication with your builder

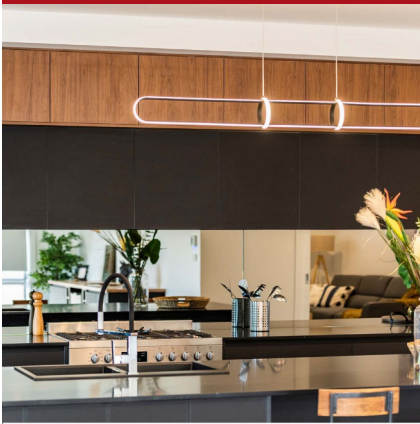
Communication is indeed key to the success of building your home. That means it is vital that you choose a builder with an approachable and truthful attitude. You will also need to schedule in site meetings regularly to check on the progress of your build.



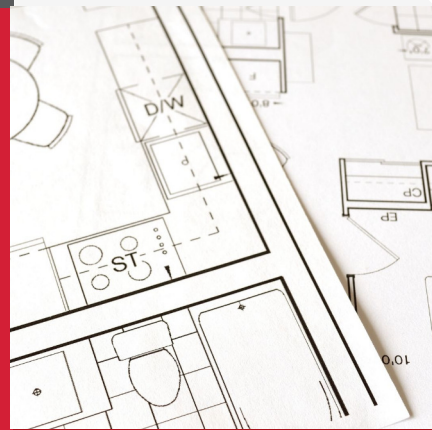
Having a single dedicated contact for your project can help streamline the communication process.



Understand what builders are not in control of. For example, bad weather.



Patience on both sides can be the grease that ensures a smooth build.



If communication does break down, requesting mediation from a professional body such as MBA can help find a resolution.

» Final Thoughts

With all of this in mind, if you are looking to build your first home in Orange, Parkes, Cowra, or anywhere else in the Central West NSW, we at BT Homes are passionate about making you dream build a reality.

Our team focus not only on the practical aspect of the build but the client experience as well. In fact, here at BT Homes, we prioritise clients service and satisfaction above all else. Ensuring that your build process runs smoothly.

We only use the highest quality products and trusted local tradesmen. BT Homes also employ various quality assurance processes to ensure construction runs smoothly and effectively. Therefore for a quality and client focused build, in the Central West NSW, BT Homes is the natural choice.

From our family to yours, take care, we hope you found this book useful and we look forward to assisting you in the future.

*From,
Ben, Jane and
the entire BT Homes team.*





bthomes.com.au



BT THORNFIELD

