



The Essential

Luxury Home Building Guide

Plus 12 point easy check list



David Reid Homes

Call us anytime on 1800 09 59 49



A NEW HOME

Thank you for your building enquiry.

Congratulations!

By contacting us you will receive some of the most valuable information covering building available.



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Building your dream home will be one of the biggest investments you'll ever make, and choosing the right builder will mean it's an exciting and rewarding experience. On the surface it may be hard to differentiate one builder from the next. Using our Home Builder's Check List 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.



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Budget, Timeframe & Quality

You can rest assured we know all the horror stories out there and we have both the experience and systems to ensure your build is one of the successes rather than the vast majority that result in nightmares for the client!

There are 3 components to any build. They are budget, timeframe and quality. Naturally, you would like all 3 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 is your number one priority?

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 a top priority for both of us and all subsequent decisions will be made with that in mind.

If you are on a tight **timeframe** 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 info then they are incapable of achieving a successful outcome.

Quality is often talked about and rarely delivered in residential construction. It is linked to timeframes 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. You can 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're 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. Ask their 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. **A trap that many people fall into is going to 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 work closely from concept to finish, hence understanding your vision from the start.

Here are some things we suggest you consider:

- Single, double or split level?
- How many bedrooms?
- How important is living space?
- How much outdoor space do you want?
- Which
- What do/don't you like about your current home?
- What do you want the outside to look like?



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Guarantees & Warranties

HOME WARRANTY INSURANCE (QBCC Insurance)

Home Warranty Insurance is designed to protect homeowners against losses caused by the death, disappearance or insolvency of their builder during the construction period or for a defined period of time after completion. One misconception that exists in the marketplace is that QBCC insurance protects the builder. *Home Warranty Insurance does not protect builders.* It is not an insurance that covers any claims on the builders over the 6yr 6mth structural warranty. It is only for the build period as a security for the owners that if the builder dies, disappears or become insolvent than the owner can claim to help finish the house. It is compulsory to have Home Warranty Insurance for any job over \$3,300.00.

CONTRACTS

By law, your chosen builder or tradesperson must give you a written contract if the value of the work is over \$3,300, materials and labour (including GST).

BUILDER'S GUARANTEES

In our quest for superior quality and highest level customer satisfaction, we guarantee all our clients:

- To care about your house like it is our own
- A Free 2hr colour consultant meeting
- To meet the Building Standards of Australia
- To give you security by using a New Home Contract with a fixed price
- To communicate & keep you up to date
- House Cleaned upon completion, so all you have to do is enjoy moving in
- A 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 a matter of many months. Personal communication skills are essential to make sure that your building experience isn't stressful. During construction you may be talking directly with the builder, or you may be dealing with a site supervisor. It is a good idea to meet with the person and to consider the following:

- Do they have good personal skills?
- Do you feel like you 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?





Here are the 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 customer'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.
6. Each 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 fixed 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 procedure of the process of building with us:

Step 1 -Free Site Inspection. Meet you on site to 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 home owner just starting out in the home ownership world, we can offer you a fantastic choice of flexible plans to suit you & your block.

Step 3 -Quotation Process. Prepare a budget estimate or quotation for you with site works and all other inclusions. Set out in a clear manner that shows everything that is included in your quote. No assumptions required.

Step 4-Quote Acceptance. Discuss changes and additions to the project and gain your approval to proceed with the works.

Step 5 -Signing of Contracts. Prepare contract for you to sign. Develop a time line program for the project and arrange a start date.

Step 6 -Finance Approval. Provide us with your loan approval documents or bank guarantee that you have your own funds to cover the contract value.

Step 7 -Commence Construction Works. You will receive updates on the progress of the project. Site meetings are arranged if required to monitor progress of the works.

Step 8 -House Detail. Your house is detailed, not just cleaned!

Step 9 -Handover Part 1. Carry out a detailed inspection of the completed works with you and

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rectify any incomplete works for final acceptance and occupation. Arrange for finance institutions to do their final inspection and valuation so final payment can be made.

Handover Part 2. Arrange a date to hand you the keys to your new home!

Step 10 -Maintenance Period. Attend to any issues or any rectification works that require completion during the defects liability period



Checking 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 following questions are answered and included in any quote.

- Are the site works, footings & slab quoted as per soil test?
- Are all building approvals, insurances & certification included?
- Are footings, slab and frame engineering and inspections included?
- Are all set out surveys included?
- Is the energy efficiency assessment included? Is the quote inclusive of any additional materials required for 6 star energy efficiency rating?
- Who is the colour consultant and how much time has been allowed?
- Are supplier delivery charges included?
- Is temporary fencing included in the quote?
- Is temporary power & services included?
- Provisioning for site access included in quote?
- What termite control is included?
- What length has been allowed for stormwater & sewer connection?
- If your block doesn't have town sewerage, what sewerage treatment system is included?
- If your house is set back from the boundary, have the water, power and phone lead-in been allowed?
- Is gas installation included?
- Is insulation included to the entire ceiling? (If so, what rating?)
- What is the specification for the hot water system?
- Are the internal WC's externally vented? (BCA Requirement)
- What is the specification for the kitchen sink?
- What laundry tub has been allowed for?
- What basins are included?
- What is the specification for the shower screens?
- What is the specification for the mirrors?
- What tapware has been allowed for?
- What bathroom accessories are included?
- What tiles have been allowed to the walls & floors? If it is an allowance what size and quality does the allowance cover?
- What height is the tiling in each wet area?
- What is the specification for the cabinetry in the kitchen, laundry & bathrooms?
- What kitchen appliances have been allowed?
- What type of splashback is allowed for in the kitchen?
- What is the size of the soffits (eaves)?
- What size skirting & architraves have been allowed?
- What size structural frame is allowed for?
- How many coats of paint have been allowed and what is the paint specification?
- What finish has been allowed for to the ceiling/wall junctions?
- What is the specification & furniture for the internal doors?
- What type & size are the robe doors & what is the fit out to all robes & linen cupboards?
- What carpets and underlay have been allowed?
- What is the finish to the garage floor?
- Are the garage internal walls lined with plasterboard?

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- What is the specification for the garage door?
- What is the specification for the stairs and balustrading?
- What is the specification for the external balustrades?
- Has external rendering been included?
- What is the specification of the air conditioning if included?
- Are any external features (hoods/awnings/batten screens etc) included in the price?
- Is the TV Antenna included?
- Is the driveway included? What is the finish to the driveway?
- Is the letter box included?
- Do you get a clothes line?
- How many outside taps have been allowed for?
- What is the handover & orientation process?
- How many maintenance inspections have been allowed for after handover?
- Is a builders clean of the house included?
- Is the site left clear and tidy with rubbish removed?
- Are the value of PC Items sufficient for the quality of fittings you expect?

A quote should capture detail. Lack of detail can lead to an increase of over 36% to the contract price by completion.



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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.

With these applications you will be required to submit:

- Building plans
- Engineering details, soil test
- QBCC Insurance Certificate
- QLeave Levy Notification
- 6 Star Energy Assessment
- Sewer & water applications if required

.FINANCIAL INSTITUTIONS

All Financial Institutions are different. But the following items are most often requested. Please check with your bank, broker or credit union for what their requirements are.

- A copy of the building contract -showing the contract price & progress claim schedule.
- Building Specifications
- Council Approved plans
- Documents from the builder, such as; Contract Works Insurance cert of currency and Public Liability cert of currency





Your Builder Checklist

	DRH	Other	Other
Is the builder supported by a quality national brand that has been around for over 10 years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is your builder amongst Australia's most awarded group?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is your builder a local builder with local knowledge?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the builder offer a complimentary building site visit during the planning of your home?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the builder a Housing Industry Australia member or Master Builder Association member?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the builder use market-leading Australian based manufacturers and suppliers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the builder use quality local subcontractors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the builder provide you with a fixed price contract, with any provisional sums sufficient for the quality you expect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the builder have a process to keep you fully informed through the building experience?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can your builder help you from initial design to a complete turnkey solution?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does your builder allow you to make changes to standard plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will you be the main focus of your builder?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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.



DAVID REID HOMES AUSTRALASIA

Ken Beissel (Managing Director)

1800 09 59 49

<mailto:kenbeissel@davidreidhomes.com.au>