



LDG CONSTRUCTIONS

Before building your dream home.

Find out what you should know before building your dream home.



6 important things you need to know before building
your dream home.

Building your new home can be both exciting and daunting. Knowing where to start, how much it's going to cost, what insurance and documentation you need, council approval etc. All of these need to be considered before you can move forward.

The following are some key points to help you on this exciting journey and hopefully give you some valuable information to take with you and keep the process moving forward.

1. Know your budget


One of the first things you need to establish before building your home is to know your budget. Speak to a bank or a broker and make sure your finances are in order and ready to move forward.

Knowing your budget will help further when selecting the size of the house, materials used, finishes etc. Your builder will be able to work with your budget and provide guidance when selecting sizes, materials and finishes to ensure you remain within your budget.

2. Do you have a land?

If you are looking to undertake a complete new build, do you have land? Before any insurance or building permits can be attained you must have the land you are going to build on. It helps to visit different areas and communities and get a feel for where you would like your dream home to be.

When choosing a block of land be sure that the size suits your budget and the house design if you already have something in mind.



3. Getting drawings and plans.

We highly recommend you consult your builder before getting your plans drawn up.

Getting plans drawn up can be one of the most challenging stages of the process. Finding a good architect or draftsman is critical. Make sure it is someone you are comfortable with, someone who listens to you and someone who is willing to work collaboratively with you.


4. Selecting a builder

Choose the right builder for your project and the whole process should be bliss, choose the wrong one and it can smash your budget, be heartbreaking and often a very stressful experience.

When selecting a builder, it is important to know;

- A. Are they registered and licensed? It is illegal for a builder who is not residentially registered and licensed with the appropriate governing body to undertake any building works of over \$5,000.00. Always select a registered builder to protect your rights when building. Your builder must be registered with the appropriate State Building Authority in the state the construction is to take place. This will protect and insure you against major defects for six years under the State's Building Indemnity Scheme.

There are several ways to check if the builder you are planning to use for your project is registered. Check online or contact your local State Building Authority, or you can always ask for their registration card.



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- B.** Do they have the appropriate insurance to cover the building process should anything go wrong or damages occur during the process such as storm damage, vandalism etc.

There are several insurances that should be obtained: Home Building Insurance, Public Liability as well as Worker's Compensation. You can always ask to see the certificate of insurance.

- C.** Do they have the skills and experience to undertake the proposed project? This is particularly important if you plan on building in a difficult location (sandy locations in the Noosa area for example) or your design requires special construction skills. Many builders would specialise in a particular style, ideally you check their past projects for some ideas on what they specialise in, this will let you decide if the builder can follow your style. It is often a Great idea if possible to visit some of the previous sites developed by the builder, previous customers might be also willing to share their experience.

It is also advisable to investigate a potential builder's references and credentials. Asking the right questions might give you a better idea what kind of company you are hiring. Ask about the number of the current projects that they have currently under construction, if they have ever as a company declared bankruptcy, have they ever had any building disputes past or present, how long have they been in business for and how many projects have they completed.

- D.** Are they local to the area and have they worked in that particular region before. This is a very important point if your builder does not have local knowledge of the area and doesn't have trusted contractors and suppliers it might lead to a blow out in your budget or substandard work. Really just another reason to choose your local Noosa Builder for your next project. Find out more about the benefits of choosing a local builder to renovate or build your new house.
- E.** What sort of contracts do they use? Ensure that legal and binding contracts are in place before the building process starts. A quality registered builder will always use contracts as it protects you the client, the builder and all parties involved. Contracts will specify diligent work to be completed, along with:
- i. the commencement and completion dates,

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- ii. Builder licence number
 - iii. Description of the work to be carried out
 - iv. Insurances included
 - v. Contract price
 - vi. Cooling off Period
 - vii. Length of the building maintenance period

Make sure you read, checked and understand all of the contract documents completely. If you don't understand any part of the documents, ask questions and seek your own expert or legal advice. Don't sign it if you are not happy or if there are parts of the contact that you would like to change this is the time to do it.


5. Making sure you have the right documents in place

The Building process can be quite complex with a number of legal and financial requirements. Before building a new home or renovation you will need to have contracts in place between you and your builder, insurance on the project, planning and building permit approval.

These can be long and very confusing for people who have not had any experience in undertaking these procedures. A quality builder will help guide you through this process and make it easier and smoother.

6. Helpful resources

Although the process can seem overwhelming and knowing exactly what you need can be tricky, finding the right builder can bring back the joy and excitement of building your dream home. Below are some helpful resources we recommend to all our clients when researching what is required when building or renovating your dream home.



We hope you find this information helpful and gives you a better understanding of just what is involved when building your dream home. We are passionate about working collaboratively with our clients and taking the roadblocks out of the building process so you can enjoy and be excited about bringing to life the dream of building and owning your own home.

If you would like more information or would like to talk to one of the team members at LDG Constructions [contact us](#) today for now obligation chat.



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IT IS POSSIBLE TO LOVE YOUR BUILDER.