



BellRiver *Homes*

Avoid the

5

**Biggest
Mistakes**

**When
Building a
New Home**



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Building a new home is a large undertaking. There is finance to be organised, land to be purchased, plans to be developed and submitted to council, colours & fittings to be chosen and the right builder selected!

With all of these things happening, it would be very easy to overlook something critical – and when you are talking about a new home, it could well be a mistake you will have to live with for a long while!

To help you achieve the best possible outcome from your new home building experience, we would like to present you with the 5 biggest (& most common!) mistakes made by new home builders – and the best ways to avoid them!

Mistake 1

“Have you ever noticed those brand new homes where all the windows face south?

Or spent time in a home where the living areas swelter in the western afternoon sun?”



Many people make the mistake of buying an off-the-plan design and simply dropping it on their land.

They focus mainly on the 'look' of the house or the view from the house.

But you can have the best of both worlds.

A home that looks great, takes in the view, but is also very easy to live in. Here's how...

TIP 1: Design your home to suit your environment.

With careful design a great home can be built to suit any given block, in any climate. This is achieved by making the most of both land and home features for protection and privacy, and solar aspect for heating and cooling.

Here are some questions to ask:

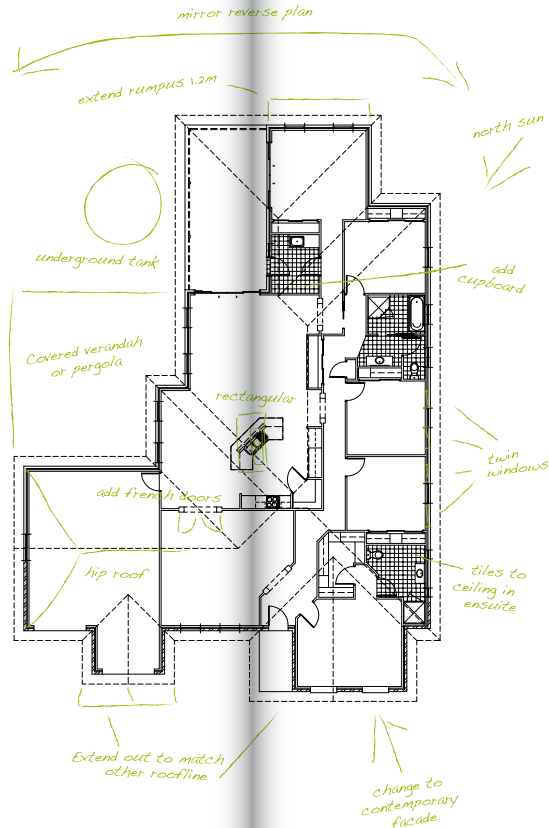
- Does the design open up the home to the northerly winter sun, while offering protection from westerly summer sun and cold southerly winds?
- Are there any environmental considerations such as potential future building developments, local traffic noise or privacy issues that could impact the design?
- Are the laundry, bathrooms and garage positioned to prevent noise and temperature transfer into the living areas?

With a comprehensive range of plans, in-house architectural & drafting services and an in-house ABSA certifier, Bell River Homes can help answer all your questions on the best design to suit the aspect of your block and the climate and environmental conditions you live in. We can also mirror reverse any design to make it suit your block better.

Mistake 2.

Have you ever had trouble finding a bathroom in someone else's home?

Or been driven mad by toys under your feet in the kitchen?



Many people make the mistake of choosing a new home floor plan without really thinking about the everyday use of their home.

They focus on 'features' rather than 'flow.' Houses that are not designed sympathetically can end up being noisy, awkward or uncomfortable to live in.

A well designed home will be a pleasure to live in, by being carefully designed to suit the lifestyle of your family. Here's how you can achieve this...

TIP 2: Design your home to suit your lifestyle.

When looking at any potential home design you need to consider the active and passive spaces, privacy and community, potential room to grow, and space to entertain.

Some good questions to ask are:

- Are the dining and family areas adjacent to the kitchen, both for ease of access and supervision of children?
- Are the visitors or children's sleeping areas separated from the main living and master bedrooms?
- Is the main bathroom easily accessible from both the bedrooms and living areas?
- Do outdoor areas flow easily from the living areas and the kitchen?

With a comprehensive range of plans and an in-house architectural and drafting service, Bell River Homes can help answer all your questions on the best design to suit the lifestyle of your family!

Mistake 3.

“Have you ever heard the horror stories about budgets being blown sky-high by additional drainage or foundations?”

Or the new home turning into a swimming pool in the first big storm?”



Sometimes the ‘perfect block’ for a new home can turn into a nightmare! Many people don’t consider the potential costs & fees related to building on a difficult block.

If you are not careful, these additional costs & fees can run into many thousands of dollars, putting you far over-budget.

TIP 3: Watch out for additional site costs, fees & charges

Consider carefully the block you purchase for your new home, the methods used to prepare it for building and the required fees & charges.

Some questions to ask include...

- Will the block require significant demolition, excavation or rock & rubbish removal?
- Will it need to be built up with external fill, or cut & filled (moving earth from high to low areas) to produce a level site?
- Will expensive retaining walls, steep driveways and extensive drainage be required in order to prevent the house becoming a dam during heavy rain?
- Will local conditions & soil type influence the type and grade of foundations the home will require?
- How accessible are services such as power, water, gas, sewerage and phone? If the block is in a rural zone, which services are available?

With many years experience in building quality homes, an in-house BASIX certifier and a detailed site inspection completed before quoting, Bell River Homes will advise you on all the hidden costs and expenses before you sign any contracts.

Mistake 4.

Hearing about all the 'additional' costs encountered when building a new home is common...

...hearing about all the unexpected inclusions is exceptionally rare!



Many people get caught out by a quoted new home price that seems too good to be true!

If the quoted prices supplied by different builders vary dramatically, you will need to be aware that not all homes are built to an equal standard...

By carefully comparing each builders inclusions list, you can ensure you are getting everything you would expect in a brand new home, and that you are being quoted on comparable products.

TIP 4: Big price differences can always be accounted for in the inclusions list

The style and quality of items such as doors, kitchen cabinets & bathroom fittings can vary widely, so make sure you know exactly what you are getting!

Often, these important items and others such as appliances, tiles & vanities are allowed as P.C. (prime cost) items. That simply means an allowance for such items is made in the quote. Many builders keep these P.C. allowances unrealistically low so that their quote looks cheap.

BEWARE!

When the time comes to actually select the items you want, you will often find you cannot buy them for the price allowed in the quote, or get the quality you desire without being stung for 'extras' in the final invoice.

Don't make a final decision on a builder based on price alone - carefully check each potential builders inclusions list first to make sure you will receive the inclusions you desire.

And remember that Bell River Homes not only offers the most extensive list of standard inclusions of any home supplier, but also guarantees the lowest price against any comparable product!

Mistake 5.

“
Have you ever driven past a building site where the slab is prepared & poured in a week...

...but the rest of the home seems to take months to be completed?
”



There are many horror stories around about terror tradesmen, poor build quality or unfinished projects.

By carefully checking the credentials of any builder you are considering, you can save yourself from unnecessary worry & your own personal horror story!

TIP 5: Choosing a builder is just as important as choosing a design

Make sure that any builder you consider is fully licensed, uses only licensed tradesmen, insists on the best quality building materials & has the financial and management ability to complete your project within budget and on time.

Some questions to ask include:

- Is every part of the project supervised, checked and signed off by a fully qualified & experienced building supervisor?
- Are all trades issued with detailed work orders, including required quality indicators for sign-off upon completion?
- Are all communications within the design, selection and building process fully documented and managed?
- Is the builder able to financially cover the ongoing development of the project?

Bell River Homes are the leading steel-framed new home builder in regional NSW.

Our large scope of work allows us to offer you our 'lowest price guarantee' and supports our financial ability to complete your new home project.

Cutting edge management & tracking systems are used throughout the whole building process to ensure that you receive both the service and results you should expect.

And our building supervision team, headed by an HIA award winning supervisor, accepts nothing but the best from all our licensed tradesmen so that your completed home will far exceed your highest expectations at a guaranteed fixed price & within a guaranteed time frame.



Bell River Homes not only offer you the right advice and support when designing & building your new home, but we also offer you a product that is superior in every way, from the quality of the frames & trusses right through to the level of standard inclusions.

We desire your building experience to be successful and enjoyable, so for the right advice to help you avoid the biggest new home mistakes, speak to a Bell River Homes consultant today.

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