

A black and white photograph of a young couple smiling and embracing. The woman is in the foreground, leaning her head against the man's shoulder. Both are smiling broadly, showing their teeth. The man has a beard and is wearing a light-colored sweater. The woman has long, light-colored hair. The background is blurred.

# HOLISTIC HOME GUIDE

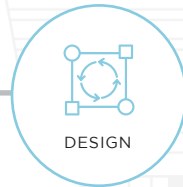
A smooth, stress free guide  
to [help you choose](#), and all  
you need to know about  
buying your new home



**BELLRIVER**

# HOLISTIC HOME G

A smooth, stress free guide to help you choose, and all you need to know about buying your new home



DESIGN



QUALITY



EXPERIENCE



BRAND



SUSTAINABILITY



PROJECT  
MANAGER



SITE  
ALLOCATION

## YOUR 10 POINT GUIDE TO A BETTER H

We are here to help you holistically. Please tick or or untick each point to know your rating



### DESIGN

- ☐ Have you had a design consultation and comprehensively addressed all your design requirements?
- ☐ Has the builder got a design consultation questionnaire checklist to ensure all requirements are addressed?
- ☐ Have you received a scaled copy of the floor plan so you can check dimensions of all areas?
- ☐ Has the design been sited on the allotment to confirm compliance with lot specific guidelines?
- ☐ Have you viewed a siting showing the North point, to ensure you are happy with the aspect of the home?



### BRAND

- ☐ Are all material brands provided, and is your builder aligned with reputable brands such as:
  - CSR
  - PGH
  - Actron Air
  - Gainsborough
  - Rinnai
  - Blum
  - Clipsal
  - Westinghouse
  - Colourbond
  - Taubmans
  - Corinthian Doors
  - DonsTiles
  - Polytech
  - Caesarstone
  - Caroma



### QUALITY

- ☐ Is your builder providing a quality assurance program?
- ☐ Will the home be handed over with a Quality Accreditation Certificate at Settlement?
- ☐ Will the builder use an independent auditor? Example: <https://www.tyrrells.com/services/building/>



### PROJECT MANAGEMENT

- ☐ Will the site supervisor hold a current builders licence?
- ☐ How many years experience does the site supervisor have in building new homes?
- ☐ Can you confirm the process if the building takes longer than expected, and will the builder make a contribution to your rent payments?



# HOME



## ALLOCATED SITE START

- Has your builder got a site start allocation program?
- Have you been provided with a site start allocation date?
- Can you confirm when the tender price will expire and be subject to review and a possible increase?
- Does the builder regulate how many homes started per month to ensure there is control around which contractors work on each job site?



## CUSTOMER SERVICE

- What do other customers say about the builder?
- Have you got a single point of contact with the builder?
- What communication systems are in place to ensure the customer is kept informed during the process?



## EXPERIENCE

- How long has your builder been in business building new homes?
- Does the builder have a seamless, closed loop workflow system to ensure the project is tracked and monitored and progressed forward to schedule?



## SITE COSTS

- Are site costs fixed?
- Is the land unregistered at time of tendering? If so, in what circumstance may the price increase when the land becomes registered and survey and soil testing of the site is done?



## CORPORATE FOUNDATION & BUSINESS MANAGEMENT

- What is the builders mission statement?
- What is the builders vision statement?
- What are the core values of the organisation?
- Is the company 100% Australian owned?



## INCLUSIONS

- Can you confirm the key items are included, such as:
  - Stone benchtops?
  - Soft closers to toilet seats?
  - Soft closers to cupboard doors & drawers?
  - Light fittings and light bulbs?
  - Floor coverings
  - Ducted Air Conditioning



**1800 200 888**

**[bellriverhomes.com.au](https://bellriverhomes.com.au)**



**DISPLAY HOMES  
VIRTUAL TOURS**



**DISPLAY CENTRE  
LOCATIONS**

**WHO'S  
BUILDING  
YOUR  
HOME?**

Disclaimer: This guide has been prepared for general information and marketing purposes only and is intended as a general guide to assist prospective purchasers when considering the purchase or construction of a new home. The information, questions, examples, brands, products, features, inclusions, services and processes referred to in this guide are indicative only and may not apply to every home, design, project, building contract or location. Availability and specifications may vary and are subject to change, substitution and project-specific requirements. References to third-party brands, suppliers, products or services do not constitute a guarantee that those items will be included in a particular home or building contract. Prospective purchasers should make their own enquiries and seek independent legal, financial and other professional advice before entering into any contract. The final plans, specifications, inclusions, pricing and contractual documents applicable to a purchaser's home will take precedence over the information contained in this guide. Bell River Homes Pty Ltd makes no warranty or representation as to the completeness or suitability of this guide for any particular purchaser or project. Bell River Homes Pty Ltd | ABN 76 062 307 779 | Builder's Licence No. 61247C