



*So, it's time to build your  
dream home. What's next?*

YOUR **EXPERT GUIDE**  
TO NEW

**ARCHITECTURAL  
BUILDS**

A man wearing a white hard hat and a light-colored button-down shirt is looking at a set of blueprints on a wooden table. A woman with blonde hair, wearing a tan t-shirt and blue jeans, is also looking at the blueprints. A man in a dark polo shirt and khaki pants is leaning over the table, pointing at the blueprints. The background shows a construction site with concrete steps and walls.

The moment you decide to build a home inspired by your vision, your excitement will be matched with many questions about the process. Allow us to share five vital components with you so that you can start the custom build process on the right foot.



1

# ARCHITECT SELECTION

YOUR EXPERT GUIDE TO NEW ARCHITECTURAL BUILDS

If you want to build a statement home that is truly bespoke and potentially award winning, you will need to find an architect who can take your vision and transpose it into plans that reflect your every desire.

You can either interview a few architects on your own, or even better, gain assistance from your expert local builder who will guide you towards an architect who can best reflect your dream.

Some questions you should ask your prospective architect are:

- Can you show me examples of your work that are relevant in the context of my design vision?
- Can you provide me with phone numbers of client and builder referees?
- What projects are you undertaking at the moment?
- If I were to engage you, how often would you communicate with me about the project and how would you go about this?



2

# SELECT YOUR BUILDER



Specialist architectural builds require leading master builders who understand the crucial importance of collaboration with the architect and the client. The sooner you choose a builder, then the easier it will be to establish costings and timelines, as well as being able to leverage off their experience as they offer suggestions during the design process.

Such a large investment in time and money requires that you carry out some due diligence to make sure that your builder is both an industry expert and extremely trustworthy. This can include:

- Ensure that they are a registered, licenced builder.
- How many years have they be building homes at the standard you are seeking.
- Run a credit check on the builder's business to ensure that they are solvent.
- Ask the builder for a list of client references with phone numbers so you can call them and ask about their building experience?
- Try to arrange a walk-through of a couple of the homes recently completed by the builder.

3

# INSURANCE AND GUARANTEES



Requiring substantial sums of cash, building can reveal risks that can potentially put your financial future on the line. It is imperative that there are mechanisms in place to ensure you are covered for a variety of problems. You must find out the details of the following:

Does your builder offer any guarantees?

- Do they offer a comprehensive guarantee so you won't find yourself out of pocket?
- Are you covered for both structural and non-structural defects, and how long for?
- Is there coverage to complete the works if something happens to the builder?

Is your builder insured?

Being a worksite, your builder must be covered by public liability insurance, Workcover and contract works insurance.

4

RESEARCH TO  
LAY THE  
**GROUNDWORK  
OF SUCCESS**



Formulating a custom design can be a minefield if not managed properly. Success starts when you arrive prepared at the first meeting with your architect and builder. Here are some things you can do beforehand:

- Walk through as many houses as you can, noting down any design elements that you love.
- Take photos and document why you think that this is important for your plans and your lifestyle. Do the same with fixtures and fittings.
- Roughly sketch out any ideas.
- Social media is an outstanding resource – Instagram and Pinterest are just a couple of places where you'll be able to scan through or search for specific items.
- Start pricing fixtures and fittings that you love.

5

TAKE YOUR TIME  
TO GET THE  
**DESIGN RIGHT**

You need to consider what defines your perfect home. At the same time you must focus on how desirable your design will be in the future, so you can maximise the value of your prized asset.

Ensure that your home:

- Takes full advantage of the orientation of the block. Your design should have north-facing living areas and south-facing bedrooms, as well as plenty of large windows. This will facilitate passive heating and natural ventilation for cooling.
- Is designed with enough separate living spaces – these days a modern family requires at least three living zones for flexibility.
- Has enough bedrooms with each room able to easily fit a double bed and built-in robes.
- Offers longevity. If you are building over multiple levels, install a lift or make provision for one so that it can easily be installed in the future.
- Is built with materials appropriate to the local environment. If you are building by the coast, it's crucial that you take into consideration the salt, sand, wind and sun that will cause damage to materials that are not appropriate.
- Looks to the future with the addition of home automation. By working a complete system into your plans early, you will enjoy the flexibility and exceptional lifestyle ease of being able to pick and choose how your home is technologically configured.
- Has an exceptional kitchen. Never underestimate the importance of a well-designed kitchen. As the heart of the home, it needs to cater to many people being in there at once, as well as being configured to enhance the cooking experience.
- Is focused on outdoor living. Alfresco areas need to be thoughtfully designed so they can be utilised every day of the year. Outdoor kitchens, fireplaces, auto-louvered roofs, retractable glazing and blinds will all enhance this fabulous environment.



If you are ready to build your dream home or just want to talk about how to make it possible, call **Mark Bannister** at **Bannister Building** today on **(02) 6581 5122**.

As active members of the Master Builders Association and listed on the NSW Public Works select tender list, we have a proven track record of delivering the highest quality constructions in the Port Macquarie and Hastings region.

Enjoy peace of mind with our six-year structural guarantee, in-house quality assurance sub-trade checklists, comprehensive cloud-based project management software that you can utilise, and our proud 30-year history as the area's leading construction specialists.

