



ULTIMATE HOME BUYERS GUIDE

*HOW TO BUILD THE **HOUSE**
YOU WANT WITHOUT WORRY,
STRESS OR NASTY SURPRISES*

Scotty

SCOTT CAM

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INTRO

G'Day, Scotty Cam here!

Of course, building a new home is very exciting and a lot of fun, but it can also be stressful if riddled with surprises. That's why if you're keen to build but have a lot of unanswered questions buzzing around your mind, this guide should really help.

What's covered in here is very practical and should get you up to speed fast.

There's also these handy tips to give you peace of mind right from the start, saving you money and time:

Tip #1

On [page 16](#) I explain why it can be a mistake to keep your real budget a secret, and why being up-front about what you can afford will help you far more than not.

Tip #2

How builders price variations; and why making a variation later in the process (after you've signed your contract) can actually cost you more. See [page 25](#).

Tip #3

IMPORTANT: How to spot a dodgy builder right at the start. My easy pointers on [page 23](#) will help you tell the difference and find a builder you can trust.

Inside you'll also learn...

FINANCES

How to work your finances to achieve the best outcome?

CONTRACT

What to look out for in your home contract?

LOCATE & LOCK-IN

How to locate and lock-in the right block for your build?

Plus... a whole stack more!

Meanwhile, I'm sure you'll find this really helpful and have a great time reading it.

It's got everything you need to know to get started for your new home build.

See you soon,



WHY BUILD?

You might be itching to escape the rent trap, wanting to upgrade your existing home with a fresh start or wanting to look at investment opportunities through building.

the lifestyle you're chasing



the stage you're at



your overall financial position

Ask yourself, do you plan on staying in the same suburb for 10 to 15 years? Or are you likely to move in 12 to 24 months' time? And, what you are wanting to spend?

Whilst there are a number of different finance options available to buyers today, finding the right one is critical.

Read through this list and you'll get a clearer idea of the option that's right for you!

- ✓ \$10,000 First Home Owner Grant (Government incentive)
- ✓ Pay no or less stamp duty on vacant land
- ✓ Custom design your home to suit your lifestyle
- ✓ Be the first homeowner with a new fresh home
- ✓ Get what you want - with modern features & finishes
- ✓ Easier maintenance compared to an established home
- ✓ Energy-efficient home that will save you money
- ✓ Building your home can be cheaper than paying rent

NOW THAT YOU'VE HAD A
READ DOWN THIS LIST, DO
YOU RECKON YOU'RE READY
FOR A LONG-TERM
DECISION?

If 'Yes', you'll have
noticed that
building has some
significant pluses

It's about time I explained why I joined the Blueprint Homes team.

You see, when Blueprint asked me if I'd represent them, the first thing I did was find out everything I could about them. Because, if I'm putting my face to any company, I certainly don't take that lightly.

I also know that building a home is one of the biggest decisions of your life and if you're putting your heart into a home, I want to make sure it's going to be good.

And, if Blueprint Homes weren't up to scratch then I wouldn't go anywhere near them.



So I checked Blueprint out thoroughly, and really liked what I saw:



I really like that they're a Western Australian family owned company.



I love traditional family values and that's exactly what Blueprint Homes is all about. They build affordable homes for Western Australian families.



They have a strong focus on integrity, honesty, positivity, teamwork and a genuine commitment to customer service.



Building is about "you" the customer, and Blueprint have got specialised teams that make sure the house you choose fits on your land, that it suits your lifestyle – and of course your budget.



They've got packages set up so you don't have to do a thing... from organising blinds, carpets, tiles, aircon, you name it.

I reckon everything I've seen with Blueprint is sensational.

I'm not surprised **they've won 11 customer service awards** from the Housing Industry Association (HIA) and Master Builders Association (MBA).



Also, I'm also not here for the short term. If I'm putting my face and brand to any company I work with, I want it to be a long-term commitment.

I'M HERE BECAUSE I REALLY BELIEVE THEY ARE GOOD BUILDERS AND I HONESTLY RECKON IT IS BETTER BUILDING WITH BLUEPRINT



BUILDING YOUR DREAM

Aaah, the Aussie dream...

Your house designed just how you like it with a cosy interior and elegant touches. This could mean air-con, high ceilings, LED lights and classy looking tile or timber floors ... or what do you reckon about having spacious walk in robes in your master bedroom? Mind you, it might be a chef's kitchen you're after with European inspired inclusions. Whatever the case, your dream home is calling your name! Now, keen as you are to kick off your build, there's a few things to think about first.

Your builder

To start with, choosing your builder will be one of the biggest decisions you make.

- You've got to know what you're doing to build your own home (and be an owner builder). Assuming you're new at this, you'll want a residential builder who specialises in the type of house, either being a single or double storey home, to do the job for you because there's a well-oiled process already in place.

Plus, when you **find one with a good track record**, like Blueprint Homes, there's a whole lot less you'll have to worry about.

Blueprint's award winning customer service team will help you through the entire home building process with ease. Plus, their **MyHome Hub** tool keeps you updated on the progress, so you're always on top of your home building project.

- With Blueprint Homes it's a great customer experience (and it's exactly how they've managed to win so many **customer service awards**. Find out what hoops they had to jump through on page 27)

You'll need a builder who you can trust will be organised. Because, when your builder has their act together, you're set for a worry-free experience and absolutely no nasty surprises.



- Now quickly, on the subject of **home layout and design**... your builder will offer a ready range of choices up front, and from here it's easy to make any variation you want. (flip to page 22 for more on this).
- When it comes to the curly subject of costs, I also cover **some of the less obvious costs** that owners don't always see coming (pages 15 and 24).

For sure a good builder will explain all costs upfront, but doing your own homework helps so you **have the right expectations**. And, Oh boy... expectations are *everything* when building a home.

Got more questions on **how to find the right builder?** See page 22



Location

If you're keen to build, the next question is, **Where do you want to live?**

- Chances are because you're building, you'll want to **stay put for a while**.
- Consider **your lifestyle**. What facilities do you want close by? How far is too far from family and friends, the kids' school and sport... and your work?
- Before picking a location that's twenty kilometres from Woop Woop, make sure you think it through. A long **commute each day** could make you cranky.

Local Shire

With location locked in, next is getting cluey about the local shire's requirements.



During your information session with Blueprint, they can liaise with the local shire on your behalf regarding residential planning **codes**, zoning **regulations** and environmental (such as tree or bushfire) **policies**. This way, you'll steer clear of trouble and plan things right.



House design and block

If you already have a floor plan in mind, Blueprint can check this against the shire's allowable building footprint, also known as your "**building envelope**".

It's the area(s) on your land you're allowed to build on, and usual setbacks are 4.5m from front to living, and 5.5m from front to garage... with a 0.9m side setback.

Another word to remember is '**easement**'. This is a restricted section of your land allowing access for utilities. Things like storm water, sewerage, drains and electricity cabling.



When you know your envelope and easement, you will know what size home you can build.

When you have the above info sorted, ask these questions next:

Which way does the lot face?

If most of your [windows face north](#) you get natural heating and cooling to your home. If your living rooms face north, bedrooms south east; and your garage, west... now that's a beauty!

Is it noisy nearby?

Pick this up early on and you can position your house for peace and quiet.

Is your block rocky, sloped, or an odd shape?

These things may sound testy, but with planning they can be nipped out.

Page 16 covers more details on design and you can find the right block without a hassle by flipping to page 17.



Site prep

The potential cost of your siteworks is something to know about right up front. Site works can hit your pocket. This is especially the case if your block needs heavy **excavation work** to get it sorted, safe and suitable for your slab to go down.

- First up, you'll need to consider the **site's soil type**.
- Second, if your block needs trees or rocks removed, any kind of levelling (especially for a sloping block), or if it requires retaining walls or drainage, the costs can add up.
- What I also tell people before they buy a block, or build a house; is **check with the selling agent** that there are no restrictions or covenants on the land title which can limit the build.
- Also, have **a surveyor** take a gander at the lot before you buy. This will give you an idea of site conditions before getting too gung-ho with pressing 'Go!'



Your contract –

Now, to keep your build process going smooth and problem-free– and keep more money in your pocket, it's really important to **be clear on everything in your contract.**



**you're in
good hands**

So, before you sign:

1

Read and make sure you **understand everything** in your contract documents.

Remember, it doesn't matter how simple the question is, ask it. Because it is important to have peace of mind all the way through your build.

2

Know your obligations, and know your builder's **obligations**. If you want to **change anything**, do it **before signing** the contract, or it could get costly. Changes need to be in writing, signed by you and the builder.

3

Are you comfortable with **progress payments** at various stages of construction? Check that the amounts and timing will work for your finance provider.

4

Note the **start and finish dates** of the fixed contract schedule.

Ask about your rights if the building process runs over this time.

5

How will the amounts you're paying to your builder **be calculated**? See "Provisional Sums" and "Prime Cost Sums" in your contract to find out (these terms are more clearly defined [at page 24](#) of this guide).

6

Know your own **rights and responsibilities** as an owner. Make sure you read the 'Notice to the Home Owner' (it's a document your builder will hand you to read if your project costs anywhere between \$7,500 and \$500,000).

7

Also find out your builders **Home Indemnity Insurance** details before paying your deposit.

8

With your deposit, the max you should be asked to [pay is 6.5% of the contract sum](#) (for projects costing between \$7,500 and \$500,000).

9

Finally (and importantly), **make sure you're happy** with what you're signing. It's important to highlight that Western Australia offers **no 'cooling off period'** on building contracts.

For extra clarity when building your new home, also refer to this (government-supplied) [checklist](#).

When it comes to building your dream home definitely **ask questions** and **do your homework**. If you do these two things, you'll maintain your expectations and your home building experience is likely to be a breeze.

Before You Start

A HOT QUESTION YOU'RE
SURELY ASKING IS,

How do I work
out what to
**spend on my
new home?**

Let me help answer you by first scoping out what you can afford.

Affordability and finance



One giant plus for first home buyers when you build a new home – as opposed to buying one that's already built – is there is **no stamp duty**. This is a superb saving right off the bat.



And, with favourable **interest rates**, you will find that repayments when buying a house are comparable to what you are paying in rent or even less!



Now, let's talk finance, because most people building a home need finance to get going..

One thing that a lender is concerned with is that you're able to make your monthly mortgage repayments.

Blueprint Homes Mortgage

Calculator can help you get clear on the monthly repayments you're up for, which obviously depends on your loan amount. There are a heap of banks and lending institutions who provide home loans to people here in Australia, so the possibilities are endless. Each of these have their own lending criteria and deposit requirements.

Some require a large deposit, whereas others only a small deposit – or even no deposit at all.

Some lenders accept **proof of consistent rental payments** as the "genuine savings" which may mean you don't have to have your deposit sitting in the bank doing nothing for three months! This allows you to get going sooner.

If you're a **First Home buyer**, you may be entitled to the Government's First Home Owner's Grant. Not only that, but you'll also receive the additional incentive of no stamp duty for your land purchase up to \$300,000 or a reduced (discounted) duty between \$300,000 and \$400,000. This incentive only applies when you build, and can really help.

up to
\$300,000

ADDITIONAL INCENTIVE OF
NO STAMP DUTY

\$300,000–\$400,000

ADDITIONAL INCENTIVE OF
REDUCED STAMP DUTY



Finally, check if you're eligible to access financial help from Government programs like **Keystart** (where the WA Government helps provide low-deposit or shared ownership home loans.

Access expert help and avoid headaches

Of course you don't have to do it alone, **Blueprint Homes' InReach Finance** team can give you the right advice about everything you need to know about financing your new build.

The advantage of having Blueprint helping you out cannot be overstated.

They've been doing this for ages, they specialise in construction home loans and, they know the full run of more than 40 lending institutions across Australia! InReach Finance **will find you the perfect loan** based on your situation.

Best of all, if you're building with Blueprint Homes, InReach Finance will work together with you and your Blueprint consultant to **tailor a house plan** that fits seamlessly with your **approved budget and finance** package.

Another reason I'm so keen on InReach is they will **save you countless hours** of research and stress. This is because lending criteria between finance institutions and loans is so varied and complex it really does require the help of an expert to find the best deal.



“GRAB THEIR HELP WITH BOTH HANDS AND YOU'LL BE ON THE FAST TRACK TO HAVING YOUR **NEW HOME BUILT AND READY IN NO TIME!**”

HOW MUCH DOES IT COST TO BUILD A HOME?

If you're worried the cost of your build will blow out, you're not alone!
The risk of costs creeping up is a concern for most who plan to build.

Being informed will keep costs at bay, and beats worry any day.



Here's what to look out for:

Site preparation costs:

Survey re-pegging, clearing and levelling the land before laying down the slab is a key first step in the building process.

Costs start to add up if the soil type is troublesome, if rock, trees and stumps are where the foundation needs to be, or if a site is fire prone, flood prone – or there's asbestos on the premises.

Size of home:

Remember, the more square metres you have, the more this will affect the cost with additional materials and labour.

Multi-level home, or non-standard shape:

If your home has multiple levels, it means more construction work – and higher building costs. And, the more custom you make the shape of your home the more corners it will have, adding extra dollars too.

Note: Make sure to deal with a specialist single or multi-level home builder.

Fixtures and finishes:

Be mindful that finishes like granite countertops or non-standard floor tiles will attract premium pricing. A good builder will be able to suggest affordable alternatives that work for the look you're after, so you don't blow your budget through the roof!

Potential added-cost checklist to ask your builder about:

<input type="checkbox"/>	WALL TILES	<input type="checkbox"/>	DOOR HARDWARE	<input type="checkbox"/>	STORAGE CABINETS
<input type="checkbox"/>	WARDROBE FIT-OUT	<input type="checkbox"/>	LIGHTING	<input type="checkbox"/>	CARPET SELECTION
<input type="checkbox"/>	TILE SELECTION	<input type="checkbox"/>	APPLIANCES	<input type="checkbox"/>	HOT WATER SYSTEM
<input type="checkbox"/>	GARDEN TAPS	<input type="checkbox"/>	RETAINING WALLS	<input type="checkbox"/>	DECKING
<input type="checkbox"/>	LANDSCAPING	<input type="checkbox"/>	PLANTS	<input type="checkbox"/>	APPROVALS & PLANNING
<input type="checkbox"/>	EXTRA POWER POINTS	<input type="checkbox"/>	INSULATION (CHECK RATING)	<input type="checkbox"/>	FLY SCREENS
<input type="checkbox"/>	SECURITY DOORS/ WINDOWS	<input type="checkbox"/>	FENCING	<input type="checkbox"/>	CUSTOM DESIGN CHANGES
<input type="checkbox"/>	CEILING HEIGHT	<input type="checkbox"/>	PORTICO ELEVATION	<input type="checkbox"/>	OUTDOOR KITCHEN
<input type="checkbox"/>	DRIVEWAY	<input type="checkbox"/>	TREATED ROOF TIMBERS	<input type="checkbox"/>	INSTALLATION OF SOAKWELLS

Now, you might plan to be somewhat secretive with your builder about what your true budget is. Of course, you're worrying the builder will rip you off. The trouble with this is, by not being honest you're likely to sabotage yourself.

A good builder will allocate your budget strategically to **maximise value for you**. If a limited budget is a problem, your choices will be revised and prioritised accordingly.

BUT

If your builder gets to work with your true budget right from the start, you're far more likely to get the result you really want.

HOW TO DESIGN YOUR PERFECT HOME?

A big advantage of building is you are finally able to design your house the way you want – and lock in a floorplan that works!

If you build with Blueprint you'll have a fabulous range of designs to choose from – but you don't have to stick to these ideas.

**Did you know
Blueprint can take
the design ideas in
your head, put
them on paper, and
create a custom
design home plan
for you?**

Want to customise your home's layout? No worries! Switch rooms at the front of the house to the back, make your wardrobes bigger, or add an island to your kitchen... the list goes on.

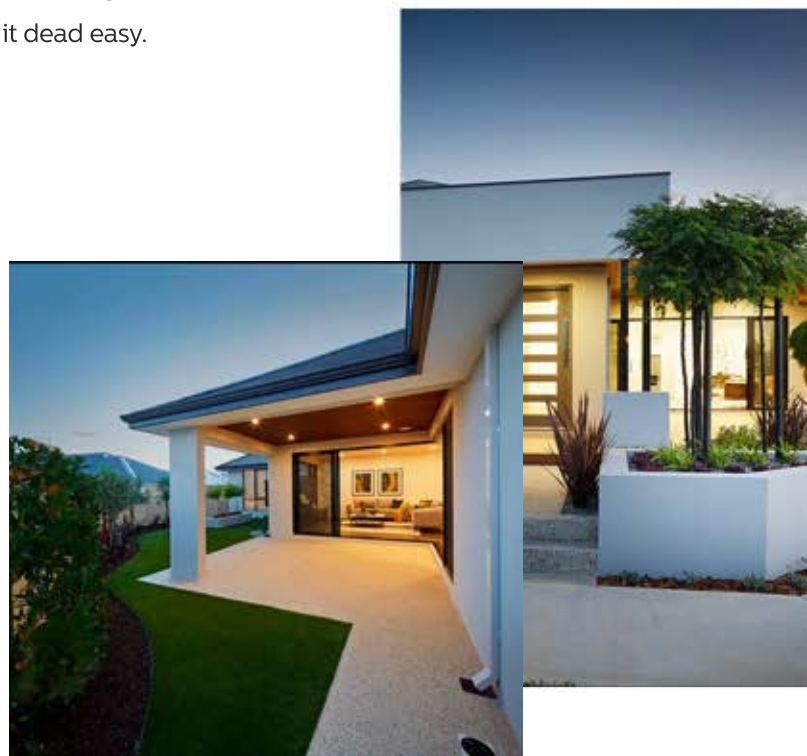
Blueprint put their years of design and building experience towards helping you find options that **achieve the perfect home for you.**

Plus, their Design Matrix means this can be done on the screen right beside you, making it dead easy.

This is great because having choices when building is important.

What's worth pointing out here is that Blueprint Homes offer an actual "Peace of Mind Pledge" which assures you that the home you want will be the home you get! Definitely ask your consultant about this.

Now, more on designing that home you'll love to live in...



Here's 6 key considerations to keep in mind:

1

Make the most of your site

Maximise the position of your house and check its orientation. This will keep running costs low, and maximise light.

2

Have living spaces that flow logically together

Think about how you will want to move and function in each space and you'll achieve a resilient design that delivers a great living experience.

3

Ensure you have enough height clearance where needed

Check that your garage door opens to a height that will fit a 4x4 with roof racks (even if you don't drive an SUV or large vehicle, future buyers of your house may do!)

4

Make sure you don't miss any design elements using Blueprint's Design Matrix

When building with Blueprint, your personal info session will include the Design Matrix tool, which allows you to make any changes you want. Remember, bustling activity areas and workspaces (for example, a kitchen) need enough space and good design to maximise their intended function and flow.

Note: Blueprint also go the extra mile by making sure you get a drawing that's true-to-scale, something not offered by other builders at this stage.

5

Create spaciousness using light, flow between spaces and clever storage

Blueprint actually whip up a 3D walk-through of your *exact design!* This gives you a 3D look and feel of your home, giving you another perspective for spotting changes you'd like to make before you start.

This 3D plan also gives you a sense of room size and assesses how your furniture (ie. your dining room table or king size bed) will fit. It also helps you think up smart solutions for storage.

6

Finally, you'll want to check out Blueprint's "MyHome Hub"

Available online, *MyHome Hub* lets you create a custom street-front elevation. Change bricks, colours, textures... even your front door! It's great fun, and very handy for achieving the look you're after.

If you have specific ideas in mind, let a Blueprint consultant know because often there's already a plan that's very closely suited to you.

HOW TO FIND THE RIGHT BLOCK

Choosing the right block for your home can be tricky.

If you're new to buying, it's only too easy to make a mistake that puts limits on your new home design.

So with that in mind, if you're dead set on finding your own land, make sure you buy from a trusted land-sales professional who won't sell you a lemon. Also, have a surveyor inspect it before purchase.

BUT

If you prefer a foolproof and hassle-free way of securing your block, then definitely make use of Blueprint's Residential Land Locator service.

What exactly is Blueprint's Residential Land Locator?

Blueprint Homes employ an exclusive Residential Land Locator who works with Perth's major land developers to source home sites for clients.

This service can help you:



Find a suitable block that's the right size and shape, in the suburb you're keen to live.



Avoid the risks that come with buying a block on price alone without properly assessing the cost of site works.



Match your favourite home design to a block which has the right orientation for great natural light, heating and cooling.



Navigate the Shire's building codes that apply and know if there are any other restrictions, design guidelines – or caveats – standing in the way of you building the home you want.

If you build with Blueprint, your personal info session will cover all the details you need to know about your specific lot; things like tips for corner lots, understanding easements – and other land related variables that can affect your building cost.


What about House and Land Packages?

If you select a house and land package, you can easily save months of searching for a suitable lot and a home design you like that also fits the block and doesn't blow your budget.

There's also the fact that when house and land are bundled like this, you can quickly work out if you can afford to build.


Things like soil composition, easements and orientation are already taken care of – it makes everything incredibly easy.

So before heading off to scout out land parcels across Perth, think about taking Blueprint up on their free information consultation (T: 9440 1800) – and find out about their house and land packages on offer.



NEW

Beach Side Living



NEW

Turnkey Family Home!

\$432,000 | Treeby

4 beds 2 baths 2 cars

Floorplan

3 beds 2 baths 2 cars 10.39m

HOW TO CHOOSE YOUR HOME BUILDER

The thought of being ripped-off by a dodgy builder is about as attractive as spending sleepless months sharing a swag with a swarm of mosquitoes!

Thankfully, there are ways to avoid such nasties by making sure that:

a) The builder you choose is competent and trustworthy,

b) Your contract is sound before it gets your signature.



How to spot a dodgy builder

If you're still undecided who to build with, here's some warning signs to help you avoid unsavoury operators:



References:

Don't enter into an arrangement with a builder who refuses to show references. It's a sure sign of inexperience or they're hiding a history of poor workmanship.



Licences:

Builders and tradies must have appropriate certification and licences for their trade. Be careful of any builder who does not meet WA's [licensing and registration](#) requirements.



Price:

Be wary of choosing a builder on price alone, because in this business you get what you pay for. If a quote is too good to be true, the builder may be cutting corners and using low-quality materials.



Rushing the contract:

Any builder who wants you to sign a contract in a rush (because they're really hoping you and your lawyer won't properly review the small-print) is definitely up to something.



Quotes and deposits:

If the builder avoids a written quote, my advice is drop and run!

Just as suspect is a move where you're asked to make a whopper deposit. Just so you know, the *Home Building Contracts Act 1991* [limits deposit amounts](#) and regulates 'progress payments' across the industry.



Questionable finance arrangements:

Most builders work with finance brokers, some of them come up with weird and wonderful ways to fudge your home loan application to enable you to build a house that you may not be able to afford or may not qualify for. If they are prepared to go to these lengths, imagine what they will do when they are building your house!



Insurance:

Check the builder has their entire operation – and your home building project – insured in full. You want to be 100% certain you're not liable in event of workmanship issues, or any accidents on site.

Avoiding contract proposal problems

Whatever you do, don't believe anyone who treats your building contract as simply "standard paperwork." **Fact is, it's NOT.**

Many unsuspecting people have found themselves at the sticky end of a contract with repercussions they weren't expecting, simply because they weren't 100% clear on the contents before signing.

The areas that can cause the most trouble are:

Inclusions and exclusions

Make sure any plan, specification and design change you want is listed in the contract. Every contract will have an exclusion clause, meaning that only those things written into the contract need be adhered to.

If you were given a special deal at the sales stage to secure your business, now's the time to make sure this promise is written into the contract. If it's not in writing, and in your contract – you may miss out.

"Prime Cost"

Prime cost is a set budget assigned to items in your building project. Taps are a great example. If you don't specify the exact make and model of taps you want, the builder will likely use standard low-cost taps and charge you a mark up.

In the contract the builder will state the quantity and cost – along with any margin they add on. About 20% margin is standard.

What can then happen is, if you have a specific kind of tap in mind, but haven't stated the details in your contract – the build will be half-way along before you realise the contract's prime cost budget won't cover the price of the taps you want. At this point finding out you have to pay extra, is no fun at all.

Avoid prime cost issues by stating in your contract *BEFORE signing*, the exact make, model and colour details of each item you want in your house.

"Provisional Sum"

Provisional sums are estimates where the builder cannot give an exact figure for the work required despite making reasonable enquiries into what it'll actually cost.

Take excavation for example. Even with a soil test, it may be difficult to know exactly what lies underground (and near impossible to determine the cost of the work required.) The difference could add up to thousands of dollars.

Truthfully, some things at the project start simply can't be known. This is why it pays to probe your builder about potential risks, costs and consequences surrounding any provisional sums in your contract.

Variations and cost

When you vary anything in the floorplan or design, it often adds work and material costs to the original scope and quoted price.

To save on costs, it's important to make any changes *before* you sign the contract.

Whatever is reflected on the drawings and inclusion-schedule at the time of signing the contract will then be included in the project scope.

Now, if you've already signed your contract and the project has started but an electrician increases his labour cost, this increase cannot be charged to you - *unless* the work he's doing falls under a 'provisional sum' clause.

The trick here is to negotiate with your builder to limit how many provisional sums there are in the contract. Where possible, have these included in the quote as part of the fixed price instead.

Sign and counter-sign for changes

In your contract, make sure every field is completed or a line drawn through it if something doesn't apply.

For everything you cross out, edit or change, both you and the builder need to initial the amendment for it to be legally binding.

Avoid the temptation to sign when there's a clause you don't fully understand and are uncertain about.

The purpose of the contract is to protect you both in event of a dispute. Do yourself a GIANT favour and pay attention to the details at the start.

Project timeline and payments

You and your builder should end up with a mutually agreed timeline, although be sure to allow for bad weather conditions and delays that just can't be avoided.

But whatever you do, don't sign a contract without a timeline both you and your builder are clear on.

Payments when building should happen periodically as the build reaches different stages of progress.

Ask your builder what process they follow for you to be able to inspect the work at each of these stages, to confirm quality workmanship.

Why it's always better building with Blueprint

“A WORLD REMOVED FROM ALL THIS TALK OF DODGY BUILDERS AND BUYER PROTECTIONS, STANDS BLUEPRINT HOMES.

— AND IT'S WHY I'M RIGHT HERE STANDING WITH THEM!

Blueprint Homes have won (and keep winning) multiple “Housing Excellence” awards from the HIA of WA and The Master Builders Association of WA (recently earning the 2019 award again).

So immediately you know you're dealing with a top-quality builder.

What gets me most excited though is that they have now won 11 customer service awards between the MBA and HIA, recently earning the 2019 HIA Excellence in Service – Large Builder Award.



To achieve all this, Blueprint Homes have had to prove themselves solid and trustworthy by:

MBA BEST CUSTOMER SERVICE PROJECT / VOLUME BUILDER

✓ HIGH STANDARD OF INFORMATION ASSOCIATED WITH BUILDING CONTRACTS, PRODUCTS AND THE BUILDING PROCESS

✓ REGULAR, TIMELY & HELPFUL COMMUNICATION DURING THE BUILDING PERIOD

✓ QUALITY HANDOVER PROCESSES

✓ ATTENTION TO MAINTENANCE ITEMS AND REPAIRS

✓ COMPLAINTS HANDLING PROCEDURE

✓ MANAGEMENT OF A CUSTOMER SERVICE CULTURE

HIA EXCELLENCE IN SERVICE LARGE BUILDER

✓ ASSISTING WITH DESIGN PROCESS

✓ EASE OF COMMUNICATION AND SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION

✓ PROFESSIONALISM OF SUPERVISION

✓ COMMUNICATION THROUGH CONSTRUCTION

✓ QUALITY WORKMANSHIP

✓ RESPONSIVENESS TO CHANGES

✓ CONSTRUCTION TIMES MET EXPECTATIONS

✓ AFTER SALES SERVICE

✓ OFFERING VALUE FOR MONEY AND MAKING SURE OVERALL EXPECTATIONS ARE MET

Bottom line is, if you're reading this and haven't chosen a builder yet, I reckon you absolutely can't do better than build with Blueprint!



HOW TO SELECT YOUR PRODUCTS AND INCLUSIONS

Your builder should make it simple and easy for you to view and select various products and inclusions for your new home.

From carpets, tiles, benchtops and colours, to ovens and cooktops – and items like air conditioning, bath and tapware... you want to know (and *see, touch* and *feel*) what the choices are!

To make this process really easy, Blueprint Homes have an actual “[Home Gallery](#)” set up at their Balcatta premises that’s like an art gallery of everything you’re going to get in your home.

It saves you hopping from display home to display home to view what’s on offer,

and you get to see exactly what you like, so you can completely personalise your home.

With top-quality imported, European-inspired fittings coming standard, there’s sure to be something that you fancy.

Also, you can come into the Home Gallery before you *build* – or even before you *decide to build*.

It’s fantastic and in my book, an *absolute must*. Make sure you check it out because it’s a ripper!



THE IMPORTANCE OF A DETAILED BLUEPRINT

Having clear, thoroughly detailed and accurate building plans is a must for a smooth-running project. After all, you definitely want to avoid delays, variations and cost blow-outs.

A lack of good building plans, leads to guessing on site. And unfortunately, a missing or messy dimension on your house plan can have costly consequences.

Anything that is not clear on the plan will need your written direction and approval. Changes may also count as a variation, which means added expense.

Changes after you've signed your contract can also slow works right down and lead to delays which affect your wallet further.



As the building owner, you can avoid all the ruckus by making sure your plans include:

<input checked="" type="checkbox"/> ELEVATIONS (FRONT, EACH SIDE, AND BACK)	<input checked="" type="checkbox"/> PLAN TO SCALE AND FLOOR LEVELS MARKED
<input checked="" type="checkbox"/> SITE PLAN WITH DRAINAGE ARRANGEMENT	<input checked="" type="checkbox"/> CEILING HEIGHTS (STANDARD IS 2400MM)
<input checked="" type="checkbox"/> CROSS SECTION DRAWINGS	<input checked="" type="checkbox"/> INTERNAL DOORS
<input checked="" type="checkbox"/> ELECTRICAL PLANS AND POWER POINTS	<input checked="" type="checkbox"/> WINDOWS AND WINDOW TYPE
<input checked="" type="checkbox"/> DATA AND ANTENNA POINTS	<input checked="" type="checkbox"/> WARDROBES WITH MEASUREMENTS
<input checked="" type="checkbox"/> DRIVEWAY	<input checked="" type="checkbox"/> JOINERY, SHELVING AND BUILT-IN CABINETS
<input checked="" type="checkbox"/> DETAILS OF ANY VARIATIONS MADE	<input checked="" type="checkbox"/> GARAGE AND ITS DIMENSIONS
<input checked="" type="checkbox"/> CORNICES	<input checked="" type="checkbox"/> ROOF PLAN WITH GUTTERS AND DOWNPIPES
<input checked="" type="checkbox"/> FLOOR FINISHES PLAN	<input checked="" type="checkbox"/> HEATING, COOLING, INSULATION
<input checked="" type="checkbox"/> PLUMBING PLANS	

Thoroughly check all your plans, drawings and paperwork with your designer, and together make sure there is nothing that's either non-specific or missing.

Also, avoid any notations on your building plans that say, *"to be determined on site."*

So before you sign on the dotted line, do your due diligence and the building process will be a fantastic experience for you - and everyone involved.

GOT MORE QUESTIONS?

Keen to speak with a Senior Design Consultant?

CALL US NOW ON

9440 1800