



5 Easy Steps To Your New Home

Presented by Built Easy

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Who Is Built Easy

We are not a builder

We create home building solutions for people looking to live in the greater Brisbane area:

- Our Plans
- Our Signature Inclusions as standard
- Our Process

What does our process mean?

Very simply, you do the shopping and the fun stuff and we take care of the hard work & heavy lifting.



**Is building a new
home an option that
will work for you?**

BUILDING VS BUYING



Build or Buy - which option is right for you?

When looking to purchase a property, one of the first questions you might ask is, “Should I build or buy an existing home?” There are benefits and pitfalls of each option and the following article will guide you through some of the important points to consider when making your decision.

Price

One of the most important factors in your decision will be the various costs associated with building versus buying an existing home and how these fit with your budget. Typically (but not always), building will involve a higher initial cost, although ongoing maintenance costs will be lower, particularly with the builder’s warranty in place.

Taxes and grants will affect upfront costs as existing home purchases will incur higher stamp duty while government grants are available when building for eligible applicants.

How much will it cost to build?

The total building cost will be made up of two major components:

1. **Land** - this will depend on the size and location and may be estimated by researching online or talking to local real estate agents.
2. **Construction** - research the building process and ask a local builder about the various costs for different building options, such as standard versus custom design and single versus double storey. When making your estimates, ensure you account for all of the extra costs of building by reading our article on the ‘9 hidden costs of building’.

Check out our fixed price home & land packages for an accurate estimate of the total building cost including land.

How much will an existing home cost?

The cost of an existing home may be estimated by researching online listings. Ensure to include the cost of repairs, renovations or extensions as often older homes are functionally obsolete (e.g. 4bed 1bath) and require a makeover to suit a modern lifestyle. These costs must be paid from your own pocket as generally the bank will not finance this type of work.

Location

There are many reasons for choosing a location to purchase property such as budget, purpose (to live in or investment), personal circumstances and lifestyle preferences. In well established areas, vacant land is scarce and you may need to settle for an existing property.

If you are struggling to find land in a particular area of interest, contact us as we specialise in providing multiple home & land options in these desirable, built-out locations.

Time

You can move into an existing home right away. Building will take longer, typically 5-10 months depending on council approvals, complexity of the home and weather delays. Remember to consider living arrangements during this time.

Risk

Both options are not without risk. Existing homes carry health (asbestos, leaded paint) and structural (termite infestation) risk. These may be mitigated by having a qualified professional conduct a building and pest inspection. Building risk may be mitigated by using a reputable experienced builder.

Customisation

In most cases you won't get exactly what you want with an existing property. On the other hand, building gives you control over the design, level of finish, materials and overall budget. Furthermore, building allows you to incorporate eco-friendly features such as solar panels, natural lighting, and efficient heating and cooling systems.

Building for Investment

Building in well established areas can often result in an equity uplift on completion. This may be estimated by comparing the market price of newly constructed homes versus the price of a comparable home & land package. A newly constructed home will also offer higher depreciation benefits compared to an existing property, as well as more resale appeal to owner occupiers.

The Bottom Line

Existing homes offer convenience and typically a lower upfront cost compared to building in a comparable location. You can inspect the property before buying and move in right away. However, in most cases you will not get exactly what you want and repairs, renovations or extensions paid for out of your own pocket will be required to meet the modern lifestyle.

Whilst building requires a longer timeframe, you have control over the budget, design, materials and level of finish. Furthermore, with our home & land packages, you can tailor to suit your needs and know the total cost before you commit.

BIG 3 CHALLENGES TO BUILDING A NEW HOME



Price



Time



Product

The Built Easy 5 Step Process

We have devised a simple step-by-step process to help you overcome the Big 3 Challenges surrounding price, time & product.



5 EASY STEPS

TO YOUR NEW HOME

1

CREATE
YOUR
VISION



2

SEARCH &
SHORTLIST



3

CHOOSE YOUR
PLAN



4

MODIFY TO
SUIT



5

FIXED PRICE,
NO
SURPRISES



STEP ONE

1. Finances

What can I afford?

What am I comfortable spending?

2. Timeframe for Action

What is my maximum timeframe for moving?

What are my short term accommodation options?

3. Lifestyle & Home Design

What is essential to me? (needs)

What would I like but am willing to compromise on? (wants)

Be Specific

STEP ONE

Example

I've spoken to my bank and my comfortable spending limit is...

\$675,000



MANDATORY

VERSUS

PREFERENTIAL

Less than 45 minute commute to work via public transport

Under 10 minute walk to train station

Must have four bedrooms

Inside preferential school catchment

Must have family bath and master ensuite

Air conditioning & Separate powder room

Two separate living areas

Large backyard big enough for pool

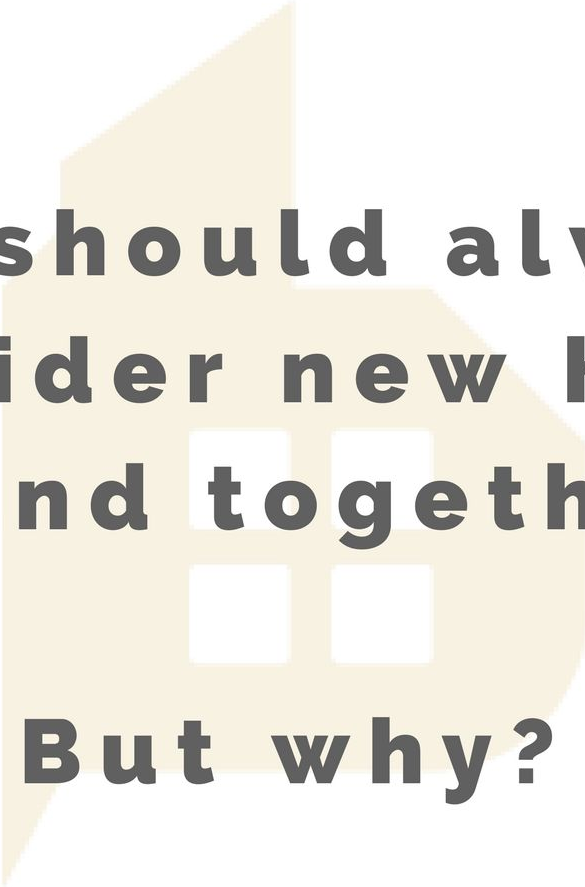
Two car lock-up garage

Walk in pantry

STEP ONE

What does this mean for you?

- Narrow your search by establishing your wants & needs
- Be confident with your allowance/budget for the build
- Save months of time by searching for options most aligned to your vision



**You should always
consider new home
& land together.**

But why?

STEP TWO

Search Criteria:

→ **Budget**

→ **Location**

Step 1
Create Your Vision

Step 2
Search & Shortlist



STEP TWO

Comparing the search processes of....

- Existing home options
- **Building options**

TIP

Where can I find these?

Built Easy helps you answer:

- Where can I build?
- What building options do I have?
- How much will each option cost?

<http://www.builteasy.com.au/listings/new-homes>

Home & Land Package



LAND



HOME



SITE WORKS &
STRUCTURAL VARIATIONS

Extra costs to put a specific home
on a specific block



506m² | \$430,000*

Home and Land Package Options

Package Price includes additional \$13,000 allowance for site costs.

Base Plan Price*	Size (m ²)	Bed Bath Car	Storeys	Site Cost Allowance	Package Price*
\$213,650	187	4 2 2	1	\$13,000	\$656,650
\$219,850	200	4 2 2	1	\$13,000	\$662,850
\$219,850	201	4 2 2	1	\$13,000	\$662,850
\$281,880	208	4 2.5 2	2	\$13,000	\$724,880
\$280,000	220	4 2.5 2	2	\$13,000	\$723,000
\$299,900	225	4 2.5 2	2	\$13,000	\$742,900

Additional options available on request

Things we consider when preparing these packages...

Land



- Daily searches for infill land & boutique estates across Brisbane
- Extensive networks of 350+ agents and developers
- Access to upcoming & off-market lots
- Land is handpicked to remove problem sites and inferior locations

Home



Plans that meet zoning requirements

- Low density or character residential zone
- Front, side & rear setback
- Site coverage
- Facade design & materials

Plans that are professionally designed for modern family lifestyle

- Generously sized master with ensuite inc double vanity, second living / media, large kitchen with WIP, ample storage including WIL, separate laundry, open plan with under roof alfresco

Built Easy Signature Inclusions to balance comfort, luxury & cost

- Move-in-ready specification nothing left out
- Pre-priced upgrades for faster personalisation

Designs to:

- complement surrounding homes / streetscape
- suit aspect of block
- suit views from the block

Things we consider when preparing these packages...

Site Works & Structural Variations



Slope across the building pad

- Earthworks, excavation
- Retaining walls
- Flooring system, split slab

Neighbourhood plan

- Special precinct requirements

Lot size

- Applicable code based on lot size
- Extra landscaping

Zero lot boundary

- Drop edge beam
- Fire rating

Town planning applications

- Relaxations
- Material Change of Use

Plan sited on block

- Driveway gradient
- Setback greater than standard
- Utilities under building pad

Transport Noise

- noise category mapping across lot
- motor vehicles, train and/or airport corridor
- attenuation cost - single / double storey

Flood category

- flood category mapping
- habitable floor level
- overland flow path, hydrology report

Bushfire

- Bushfire hazard category, Bushfire assessment
- Modified design / materials to meet Bushfire attack level

Overlays

- Biodiversity
- Heritage
- Landslide
- Significant Trees
- Waterways

Utilities

- Water & Sewer Connection provided? Location?
- Stormwater discharge management

Utilities cont.

- Power - Underground or Overhead?
- Manholes on lot?

Site Conditions & Access

- Covenants & Easements - Ident Survey
- Traffic management
- Supply & trade delivery
- Narrow lot crange & manual labor
- Site clearing & tree removal
- Driveway kerb & channel cut
- Disturbed soil - piercing requirements



CONFIDENTLY
ASSESS YOUR
OPTIONS...

NO FINANCIAL
COMMITMENT



STEP TWO

Site Inspection

- Bring the information brochure
- Imagine you and your family living here
- Visualise the plan options to decide which is best for you

What does this mean for you?

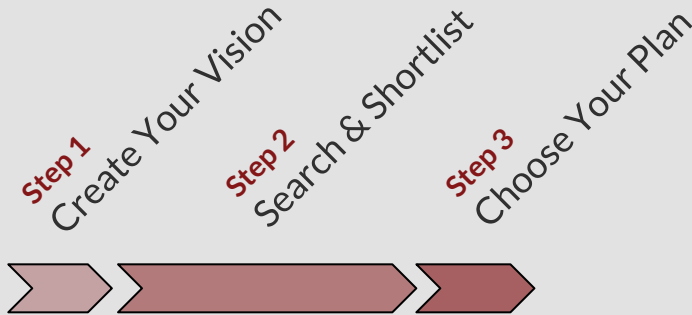
- Substantial time saving (the hard work is done for you)
- Begin visualising your new home in your preferred location
- Clarity around the next steps of the process...

STEP THREE

Some of the factors we consider when choosing a build plan:

- Dimensions of the land
- Contour (Slope) of the land
- Building Code Requirements

To manage the process completely, you must consider these before purchasing land....



Done for you:

- Plans that work (compliance? design?)
- Extra site costs, structural variations and important points **specific** to that block already incorporated into the package price

Which of the three building challenges does this overcome?

Home and Land Package Options

Package Price includes additional \$13,000 allowance for site costs.

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Additional options available on request

Display Home Tour

- What features are included
- What features are upgraded
- The finish quality of your new home
- Understand room dimensions and layout

Which of the three building challenges does this overcome?

What does this mean for you?

- Select the plan that best suits you and the block
- Visualise the aspect and layout of your new home
- Get a feel for how the plan and the block look together

STEP FOUR

Modify your selected plan

- Some modifications are simple and cost-effective whilst others are expensive and time-consuming
- Most people like to personalise their home
- We're here to help achieve maximum value for money with your new home



STEP FOUR

Modify your turn-key inclusions:

- We provide a full list of inclusions (move-in ready specification)
- We provide guidance on common upgrades and costs

Pendant
Lighting

40mm Stone
Waterfall End



Frameless Glass
Shower

Floor to Ceiling
Tiles

Free Standing
Bathtub





Timber Pivot
Front Entry Door



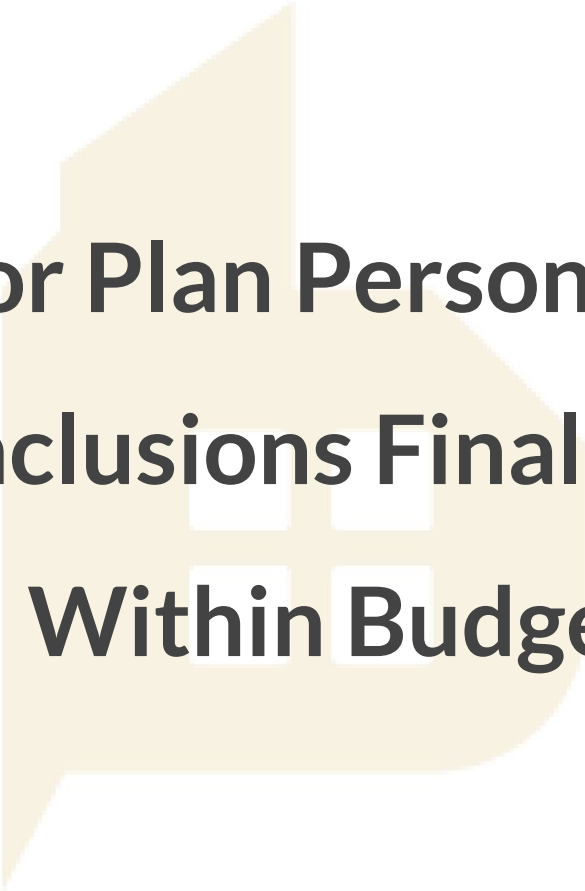
Timber
Laminate Floors

Bi-Fold Doors to
Alfresco

STEP FOUR

What does this mean for you?

- Personalise your home & land package to encapsulate your wants and needs
- Opportunity to upgrade your inclusions to add special touches and design your home in line with your style
- Get what you want within your budget

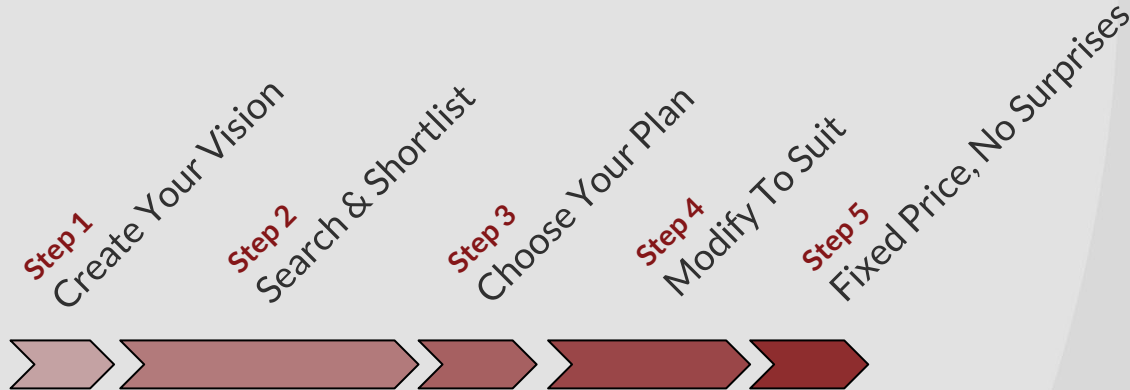
- 
- ✓ **Floor Plan Personalised**
  - ✓ **Inclusions Finalised**
  - ✓ **Within Budget**

STEP FIVE

We now have the following information:

- Soil Test
- Contour Plan
- Due Diligence Reports
- Drafted Plans
- Tailored Inclusions

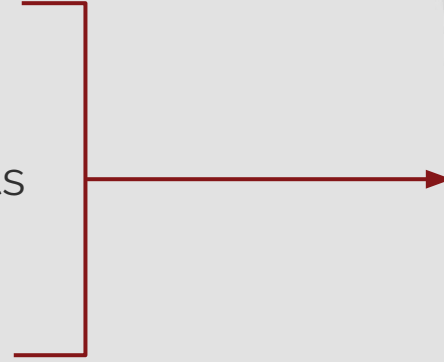
Pre-Building Deposit



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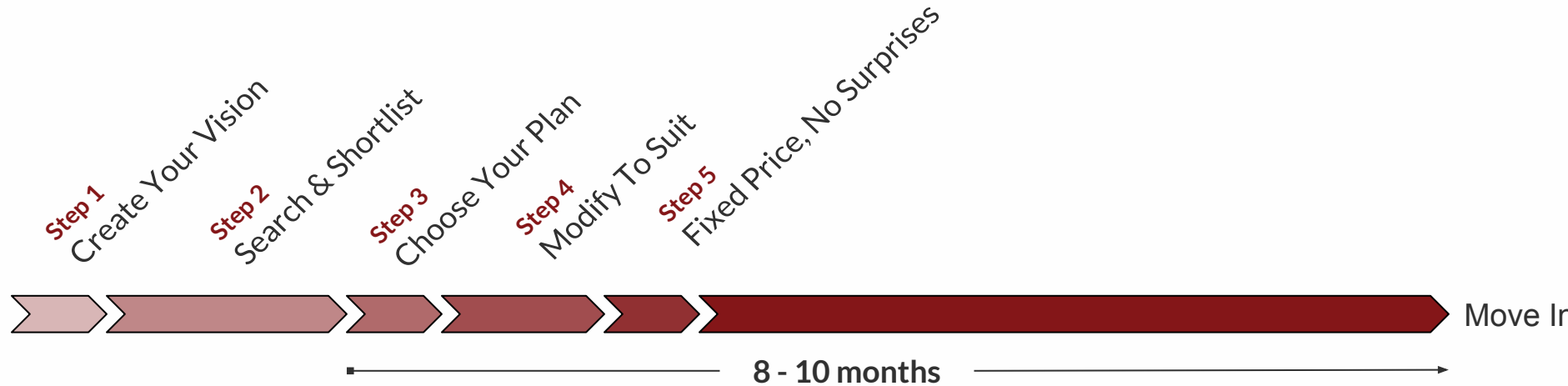


**Fixed Price
Building
Contract**

What does this mean for you?

- Know the total cost for your new home prior to making a decision
- Ensure you are not hit with additional costs that are not within your budget
- Transparency from beginning to end- know what you will pay, at what time and where your money is going to

How long will this take?





Summary

Step 1

- We learnt how to narrow our search by separating wants from needs
- We outlined the importance of setting a budget early on and knowing your total spend allowance before commencing research
- We strained the importance of looking at design, lifestyle & social elements that will dictate what makes the perfect home for you

Step 2

- We learnt that our search process saves you a lot of time
- We learnt that the process supports you in visualising a home in your preferred location
- We provided greater clarity around the next steps of the process

Step 3

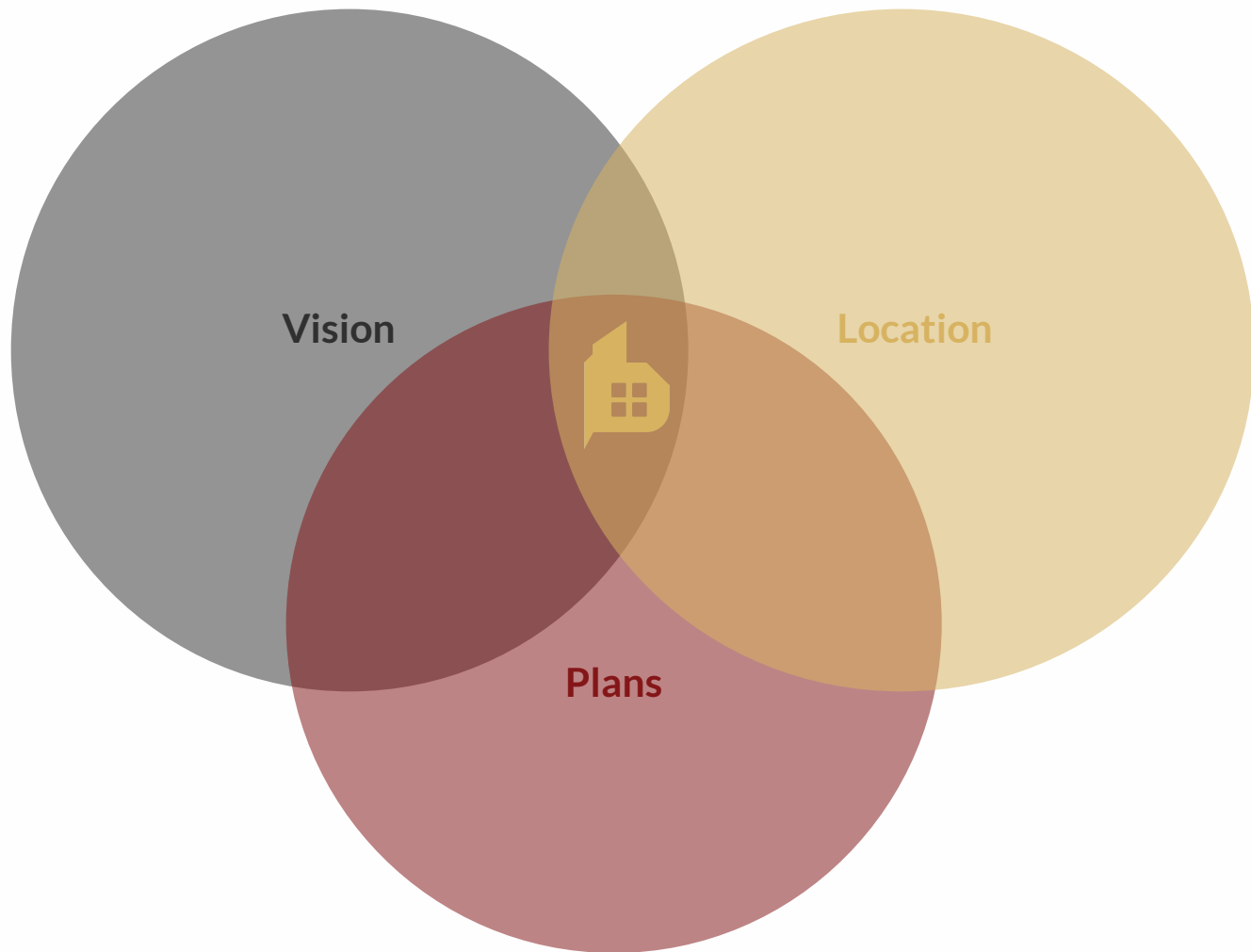
- We demonstrated the quality of your new home with a display home tour and gave you a tangible feel for your final outcome
- We outlined the plans and layout of your new home and provided you with a breakdown of site costs

Step 4

- We finalised the floor plan with your personal touches
- We maximised your value for money with your inclusions
- We gave you confidence/ certainty around your turn key features at handover

Step 5

- You received a fixed price, itemised contract which included everything covered throughout the process.



A photograph of a modern kitchen interior, featuring a white countertop, a stainless steel refrigerator, and a brick wall in the background. The image is overlaid with a semi-transparent dark red filter. The text "QUESTIONS?" is centered in white, bold, sans-serif font.

QUESTIONS?

THANK YOU FOR YOUR ATTENDANCE!

WWW.BUILTEASY.COM.AU