

# Know these building steps

MANY prospective new homebuyers are unsure of how to start their project.

Kim Linington of Bluewood Homes (BSA 1118245) warns there five steps that should be followed before moving on from the dream house to the real house.

"Building a new home begins long before the foundation is poured," he said.

"To avoid costly mistakes during the construction process you need to work out how much you can afford and how much your new home is likely to cost.

"Chances are you will need a construction loan plus a mortgage so knowing the approximate costs will help you modify your building plans to meet your budget.

"Before you select floor plans or other details, you have to choose your location and investigate factors such as soil condition, drainage, zoning and building codes in the region.

"Who builds your house is then an important decision or you may decide to hire an architect or designer before going ahead.

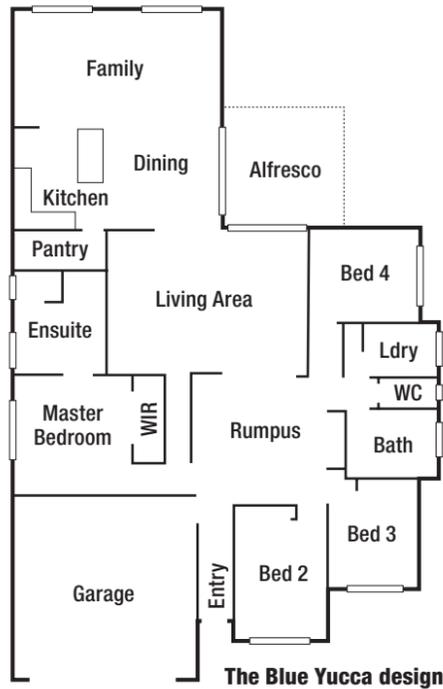
"Whether you opt for a builder's standard plan or your own custom design, you will be wise to choose a plan that will meet your needs for many years to come."

A building contract then needs to be negotiated for signing and dating by the builder and the architect.

This will describe the project in detail and include a list of all the items to be included in the house.

"Remember to amend the contract if you or your team make any changes to the project later on," said Mr Linington.

Bluewood Homes' latest display home is the Blue Yucca, which comprises two living areas, a separate rumpus room, four bedrooms, an



**The Blue Yucca design**

under-roof alfresco area, two bathrooms, a double garage and a designer kitchen.

The 268.27sqm design is available in contemporary or traditional facades and is suited to allotments with a minimum of 17.9m frontage. Two display homes can be viewed by calling 1300 294 663.

For more information go to [www.bluewoodhomes.com.au](http://www.bluewoodhomes.com.au)

