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PROPERTY & BUILDING PARTNERS

The Essential Building Guide

Everything You Need To Know
About Building Your Home.

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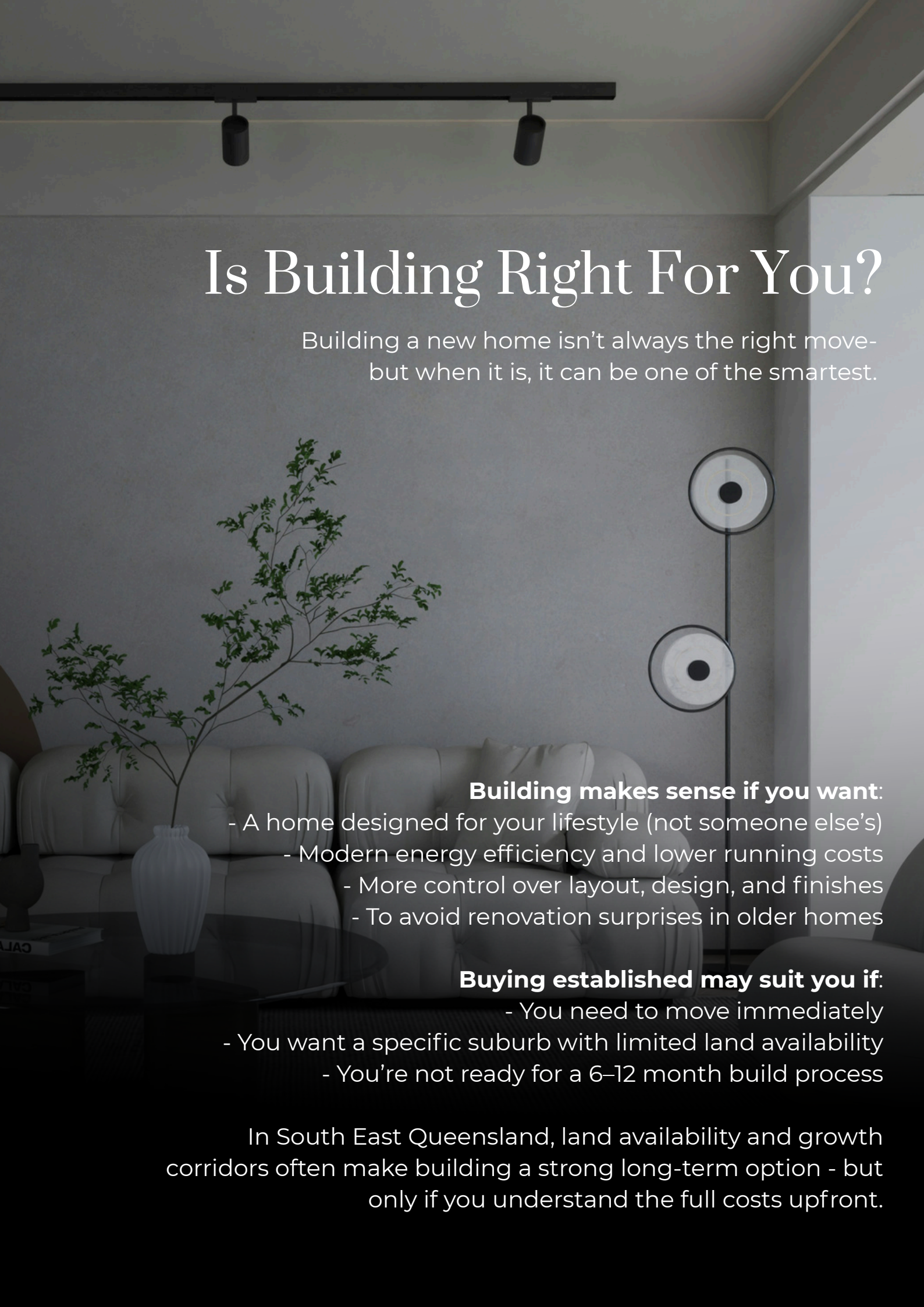

Is Building Right For You?

Building a new home isn't always the right move-
but when it is, it can be one of the smartest.

Building makes sense if you want:
- A home designed for your lifestyle (not someone else's)
- Modern energy efficiency and lower running costs
- More control over layout, design, and finishes
- To avoid renovation surprises in older homes

Buying established may suit you if:
- You need to move immediately
- You want a specific suburb with limited land availability
- You're not ready for a 6–12 month build process

In South East Queensland, land availability and growth corridors often make building a strong long-term option - but only if you understand the full costs upfront.

THE REAL COST OF BUILDING IN SOUTH EAST QUEENSLAND

Most people only look at the “house price.” That’s where budgets go wrong. Your total build cost is made up of several key components:

1. **Base Build Price**
This is the cost of the home design itself, including the standard inclusions, materials, fixtures, and finishes provided by the builder.

2. **Land Cost**
Your block of land is a major part of your overall budget and can vary significantly depending on location, size, availability, and demand—particularly across South East Queensland’s growing corridors.

3. **Site Costs**
Site costs are one of the biggest areas where budgets can change. Factors such as sloping blocks, soil conditions, retaining walls, difficult access, drainage requirements, and additional earthworks can all impact the amount required to prepare your site for construction.

4. **Council & Approval Fees**
Before building can commence, there may be costs associated with approvals, certification, engineering reports and any applications. These requirements can vary depending on your block, location and complexity.

5. **Services & Connections**
Your home needs to be connected to essential services such as electricity, water, sewerage, NBN and gas where applicable. Connection requirements and costs vary depending on the location and whether services are already available on your block.

6. **Additional Essentials**
There are finishing costs that are often overlooked when setting a budget. Items such as driveways, fencing, landscaping, blinds, window coverings, letterboxes and other external features that all contribute to making your house a complete home.

Not all land is equal.

CHOOSING THE RIGHT BLOCK

Things that matter in SEQ

Slope
Flat blocks are generally simpler and more cost-effective to build on, while sloping blocks may offer design opportunities but often require additional site works and higher construction costs.

Soil Type
The soil classification of your block can affect the type of foundations required, influencing both construction methods and your overall build budget.

Flood Risk
In Brisbane and surrounding areas, flood overlays can impact where and how you build, as well as insurance requirements and long-term property value.

Orientation
A well-oriented block, particularly with north-facing living areas can maximise natural light, improve energy efficiency and enhance year-round comfort in Queensland's climate.

Estate Covenants
Many estates have design guidelines that regulate home styles, façade materials, roof colours, fencing, landscaping and other external features, so it's important to understand these before purchasing.

Easements
Easements are designated areas on your land that may restrict where you can build, install pools, sheds or other structures - making them an important factor when planning your home.

The right block can save you thousands in construction costs and make the entire building process smoother. The wrong one can lead to costly surprises before construction even begins.



Designing for QUEENSLAND LIVING

Strong Indoor–Outdoor Connection
A seamless flow between your indoor living areas and alfresco space creates a home that feels larger and is perfect for Queensland's outdoor lifestyle.

Cross Ventilation
Positioning windows and doors to capture natural breezes helps keep your home cooler, reduces reliance on air conditioning and improves year-round comfort.

Smart Shading
Well-designed eaves, awnings and window placement minimise direct sun exposure, helping to reduce heat retention and improve energy efficiency.

Natural Light Without Overheating
Large windows can fill your home with natural light when positioned correctly - creating bright, inviting spaces without excessive heat entering the home.

Functional Air Conditioning
Zoned air conditioning allows you to cool only the areas you're using, improving comfort while reducing energy consumption and costs.

Lifestyle Matters Too

Open-Plan Living
Flexible, open living spaces create better connection between families and makes entertaining friends and guests more enjoyable.

Dedicated Storage
From walk-in pantries to linen cupboards and garage storage, thoughtful storage solutions keep your home organised and functional for years to come.

Multi-Purpose Spaces
Rooms that can adapt as your needs change such as a home office, media room, children's playroom or guest bedroom add long-term value and flexibility.

A well-designed home doesn't just look great. It works with your lifestyle, suits Queensland's climate, and continues to meet your needs long after you've moved in.

THE BUILDING JOURNEY

Each stage brings your home closer to reality and you'll typically see progress every few weeks.

1

Pre-construction
Finalise your home design, select finishes, complete contracts, obtain approvals and prepare everything needed before construction begins.

2

Site Works & Block Preparation
Your site is cleared and levelled, services are connected where required and excavation is completed to prepare for the home's foundations.

3

Laying The Foundation (Slab Stage)
The concrete slab or foundation system is poured and cured, creating the solid base that your home will be built upon.

4

Framing Stage
The structural frame, including walls, roof trusses and key supports are erected, giving you the first real look at your home's layout.

5

Lock-Up Stage
The roof, windows, external walls and doors are installed - making the home secure and protected from the elements.

6

Fixing Stage
Internal linings, cabinetry, doors, skirting, tiling, painting, electrical fit-offs and plumbing fixtures are progressively installed.

7

Final inspections & handover (Completion)
The builder completes the finishing touches, carries out quality inspections, addresses any outstanding items, and hands over the keys to your new home.

5 Mistakes FIRST HOME BUILDERS MAKE

Choosing the Wrong Block for Your Budget
A cheaper block can sometimes lead to higher construction costs due to slope, soil conditions, retaining walls or additional site works.

Not Factoring in Site Costs Early
Costs such as earthworks, foundations, retaining, service connections and drainage can significantly impact your overall budget if they're not considered upfront.

Over-Customising Too Early
Making major design changes before finalising your floor plan can increase costs, delay approvals and create unnecessary complexity.

Designing for Looks Instead of Lifestyle
A beautiful home should also be functional. Prioritise layouts and features that suit your family's daily routines, both now and in the future.

Choosing Based on Price Alone
The cheapest price isn't always the best value. Compare inclusions, build quality, warranties, service and what's excluded - not just the bottom-line price.

FIRST HOME BUILDER CHECKLIST

- [ ] Finance pre-approval
- [ ] Land secured
- [ ] Block assessed for build suitability
- [ ] House design selected
- [ ] Inclusions confirmed
- [ ] Contract signed
- [ ] Approvals submitted
- [ ] Construction started
- [ ] Progress inspections
- [ ] Handover complete

Our Process

1. Initial Conversation
Understanding your goals
We discuss your budget, land, lifestyle and vision to help guide the right decisions early.

2. Design & Planning
Creating the right fit
We match your block, lifestyle and budget with a design that works for you.

3. Estimate Price Proposal
Clear costs upfront
We outline your build price, inclusions and site requirements so you know what to expect.

4. Contracts & Approvals
Preparing to build
We finalise contracts, documentation and approvals before construction begins.

5. Construction
Bringing your home to life
Your home progresses through site works, framing, lock-up and finishing stages.

6. Quality Checks
Finalising the details
We complete inspections and walkthroughs to ensure everything is ready.

7. Handover
Welcome home
Receive your keys, warranty information and step into your new home.



Your future home starts long before the first brick is laid. Let’s talk about your requirements, budget and goals now - So you can build with confidence, not uncertainty.

BOOK A FREE
STRATEGY SESSION