



OUR COMPLETE GUIDE TO BUILDING YOUR DREAM HOME ON-TIME & ON BUDGET

how you can get into your dream home sooner without budget blowouts

KEIBUILD HOMES

UNLOCK YOUR DREAM



welcome

This guide has been designed to give you our top tips to get you into your new home sooner while reducing the chance of budget blowouts.

At Keibuild Homes, we'll bring your dream home to life while providing personalised service along the way. Your experience with us is at the heart of everything we do, so we aim to give you the best advice so you can make the best decision for your investment now and into the future.

The #1 question you **MUST** ask yourself to avoid a budget blowout.

Our number 1 tip before approaching any builder is to ask yourself **"how much can I really afford to pay each week (or month) for my dream home?"** Having a realistic budget is key, not only when selecting a block of land and house design, but also when it comes time to talk to your bank or broker to gain finance approval.

At Keibuild Homes, we proudly build homes that are bursting with inclusions—with everything from driveways to flooring and clotheslines. We don't want our customers to move into an unfinished home or have to budget \$1,000s of dollars for extras after handover. Having all items included in a transparent quote is an important part of the service that we provide to all of our customers, as is having a fixed-price contract.

How you can have high-quality inclusions without having to pay extra for them.

You won't have to budget for extras because our homes are bursting with inclusions! With over 100 inclusions as standard, your new home will be completely ready for you to move in when we hand you the keys. In fact, all Keibuild Homes displays also limit upgrades, so in most cases, what you see is in our display homes is what you will receive in your new home*. Check out some of our highlights below and download our full inclusion list on our website.



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BENCHES



CONCRETE
DRIVEWAY



FLOORING



DOWNLIGHTS
THROUGHOUT



COLORBOND®
ROOF

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Our 4 simple tips to avoid having to pay for extras.

- 1 When looking for a builder, it's best to provide them with a budget so they can help find a lot (if you need one) and home design that fits within it.
- 2 When you request quotes from builders, check that they're itemised so that you can be sure that you're receiving everything and that there aren't any gaps. From here, you can add or remove items to make the quote work within your budget. We have an 'Inclusion Comparison Checklist' on our website, so you can make sure you're getting all the inclusions you need to move in and start enjoying your new home.
- 3 Once you have found the perfect lot and have chosen a house design, we recommend paying your Preliminary Deposit as soon as possible. This enables your builder to begin preliminary testing on your site (soils, contours etc), in order to finalise your design and total cost in preparation for your Build Contract.
- 4 When entering a Build Contract with any builder, we suggest choosing one who can provide a 'Fixed-Price Contract'. This reduces the chance of having to pay for extras once your build is underway.

Our top tips to avoid timeline delays & unnecessary costs.



Firstly, choose a builder who offers an on-time build guarantee. We guarantee we'll build your home on time or we'll pay you \$50/day for every day we're late until your home reaches Practical Completion. Most of our homes are completed within 4 months, depending on the size and complexity of your build.



If you select a standard design and choose inclusions, finishes and fittings that are included within our Standard Builders Range, you will reduce the chance of timeline delays while also saving costs on upgrades.



We suggest trying to source land that is already registered. This allows your builder to gain access to your site to organise any preliminary testing as soon as possible. Your builder can also commence work on-site sooner when a lot is already registered.



Once you have secured a lot, we recommend paying a deposit with the land developer so that soil testing can take place. These works can start even if the lot is not registered (with permission from the developer). Purchasing land subject to a soil test gives you peace of mind to either 1, avoid purchasing a lot that requires expensive site works, or 2, it allows you to factor these costs into your overall budget.



A block that is has a 'traditional shape' and minimal slope generally doesn't require additional site works which reduces your overall build time (so we can complete your home on-time and on budget). While finding a lot like this isn't always possible, it is something to consider if you're looking to get into your new home, sooner.

**For more tips or advice, contact our team today
or visit a display home.**

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