



Custom Home Build

A custom home build gives way to the imagination, with a seemingly endless variety of options and a home that is tailored uniquely for your needs, wants and tastes. If done properly a custom home can often add more value due to its uniqueness and customisation.

A custom build can involve demolishing, extending or partially developing an existing house. Alternatively one may consider demolishing and doing a New Home Build with a project home builder.

Although a custom home can be more expensive than doing a new home build, it's not always the case, because you decide how your home is constructed within the limits of your budget. It allows controlling the price of construction materials and finishes.

As the price of land increases more people are maximising on their investment by doing a custom home build. Costs will depend on multiple factors, but can range from \$3,000 to \$10,000 per square meter. An average custom build will cost between \$300,000 and \$1.5M.



Reasons for a custom home build can include:

1. Personalised floor plan
2. Future-proofing your home
3. Limitless customisation
4. Increasing the resale value of your home
5. Heritage restrictions to existing home
6. Extending a suitable existing home
7. Utilising latest technology & smarts
8. Lowering maintenance
9. Adding curbside appeal

Factors that affect costs

Costs for a custom home build will depend on factors such as:

- Size and extent
- Build quality
- Complexity and detail
- Time frame
- Site access and conditions
- Finishes
- Technology
- Energy efficiency

What to consider

When tackling a custom home build items to consider are:

- Goals, budget and time frame
- Council approval and regulations
- Detailed designs, plans and drafts
- Natural and artificial lighting
- Existing structures
- Construction materials, external facade and roofing
- Kitchens and bathrooms
- Internal finishes, materials and colours



- Electrical
- Technology and home smarts
- Insulation, heating and cooling
- Privacy and neighbours
- Options for living on premise during the construction process

Contractors typically required for a custom home build include:

- Surveyor
- Architect
- Engineers: structural, acoustic
- Building certifier
- Licensed builder
- Subcontractors: carpenter, electrician, plumber and drainer, gasfitter, concreter, bricklayer, waterproofer, plasterer, roofer, tiler, floor sander, painter

We can help you define your requirements, shortlist and negotiate with builders and monitor the project till successful completion.

REQUEST FOR CALL BACK

OR find out [How the process works](#).

How we can help

Understanding Your Requirements

One of the most important factors for both client and contractors alike is to clearly understand the requirements. The requirements establish a foundation for the vision, scope, cost, and schedule and will help ensure a successful project.

Your requirements might start as a simple concept or may be a detailed plan. In either case we have the experience to guide you through the process, identify what questions need to be answered and help clearly define the requirements.

Comparing And Shortlisting Qualified Contractors

We have many contractors and builders across Greater Sydney who we have worked with on multiple projects for many years. We vet all contractors to ensure they are appropriately licensed, highly experienced and use quality materials and workmanship.

Negotiating Rates And Saving You Money

We work exclusively on behalf of our clients to negotiate the best rate we can. We know the current market and what each item and service should cost. In addition most contractors will include a buffer in their quotes for any unknowns.

Our fees are built into the quotes and paid by the contractors. Up until this point in the process there is no obligations to proceed, in fact we encourage our clients to get other quotes should they wish.



Providing Experience And Advice

With over 25 years experience in the building industry, we have worked on hundreds of projects and have been there and done that. We bring this experience to all our clients, helping them to avoid pitfalls, reduce costs and successfully complete projects.

Monitoring The Project And Sign-Off

We periodically visit your site to double check the contractors work. This includes signing off at the end to check appropriate standards have been followed and meet your requirements. It's in our interest to ensure the project is completed successfully.

Full Service Brokerage

Our experience is not just in finding the right contractors for your project at great rates, but we can also assist with planning, design and permits, We are ready and waiting to help tackle your project.