

The 7 Steps to Kit Homes Success

What You Must Know Before Buying a Kit Home

CLASSIC KIT HOMES
Beautiful homes made *easy*



Considering a new home but confused with all the options?

Worried about the building horror stories you have heard through friends and the media?

Looking for a better option?

Have you considered a kit home?

Buying a home should not require a university degree...but many people are overwhelmed by the barrage of information they receive from a salesman keen to get his commission.

Don't be fooled, be informed!

Before you buy a kit home (or even a fully built home, if you wish to go down that path), save yourself time, headaches and money by reading this information.

From remote areas in WA like Wolf Creek, the hot humid tropics in far north Queensland, and the Pacific islands. The cool temperate climate of Australia's southern alps to the dense jungle mountains in Belize, we have helped people design and construct the ideal home for their environment, while managing to incorporate their dream inclusions.

You and your family could also become the proud owners of one of these handcrafted masterpieces and be fortunate enough to live in a home from Classic Kit Homes Australia.

Over the years we have witnessed firsthand the confusion and nervousness of families just like you who are unsure of issues that we cover in the must know hints and tips following.

Yes, we have seen it all. Years ago you could build a home and only need a manila folder for the paperwork. Nowadays you need a box to put all the papers in that are required for all the "Red Tape".

Don't worry though, we can help you handle all that stuff, so you can get on with what is most important... building your dream home.

We love sharing all our knowledge with you - anything to make the whole process easier, that's why we have prepared this invaluable guide to help you make the experience as easy as possible.

So let's dive right in now.
Read on...



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**Creating
stunning
interiors with
Classic Kit
Homes
Australia**



This guide
presents you
with
comprehensive
information to
prepare you for
designing and
building your
home.

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STEP # 1:

HOW TO CHOOSE THE IDEAL BLOCK FOR YOUR PERFECT HOME

When considering buying a block of land for your future home, whether it be urban (a town block) or acreage (probably rural), the following points should be considered. Taking these considerations into account will assist you with future planning and could save you money in the long run.

Block dimensions. The dimensions of your site must be adequate for the size of the home you require. It is important to take into consideration setbacks and boundary clearances. This is stipulated by the local council and is the distance from the external walls of your home to the side, and front and rear boundaries.

Contour of the site. The contour of your land will determine the best method of construction. Flat blocks offer more flexibility of design as they are suitable for slab floors or a home on steel posts, whereas sloping sites may require a split level or stumped home unless you plan to excavate the slope for a flat building surface. Be aware of excavation and possible retaining costs which may be involved when levelling the site. A survey or contour plan of the site will be required for preparing your plans.



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Hint:

It is advisable to put a clause on your land purchase 'subject to a soil report'. This will allow you to withdraw your offer to proceed with the land purchase if the soil report is unfavourable or indicates that extra costs will be involved in developing the site.



Soil conditions. Walk over the land and check for visible rocks which could be an indication of larger rocks/stones below the surface. Large rocks can disrupt excavation for foundations and prove quite expensive. Large, visible cracks in the surface of the soil could signify an issue with expansion and contraction which may increase the cost of your foundations. The information obtained from your soil report can also determine the position of your home depending on soil conditions. A geotechnical soil report will be required for preparation of plans.

Aspect/views. The placement of your home on the site will need to be considered in relation to available views, the style of home you prefer (slab or stumped), the soil report and the aspect. It is advised that you visit your preferred site at varying times of the day before proceeding with purchase. Walking over the block in the morning, midday and in the late afternoon will assist you in determining full sun and shaded positions and placement of rooms when designing your home. Identifying north is a good starting point for home placement. Some acreage blocks can have a designated "building envelope" which will be clearly marked on the site plan.

Vegetation. Most town blocks will be cleared of vegetation during development. However, trees may have been left and could interfere with construction and placement of your home. You may need to allow for site clearing and/or removal of some larger trees. Maintaining trees which do not interfere with your home may provide 'instant' shade/landscaping if not removed. Be aware of the extent of site works which may need to be completed before building commences.

Services. All sites, whether rural or town, will need to allow for connection to power, water and sewerage. Rural blocks, in particular, will need to examine if these services are available nearby or whether alternatives need to be arranged. Confirm if the block is connected to town supplied water or if a tank and pump is required for your water supply. Many Australian states now specify that all new homes, town or rural, require a water tank with a pump. The size of your pump will be determined by usage, capacity and location of the tank in relation to the home. Most town blocks will be connected to town sewerage, however, if you have an acreage block you may need to examine the requirement for a treatment system. The results of your soil report and absorption test will determine the best type of treatment system for your site. Another important consideration is whether your chosen land meets the needs of your family. Where are the nearest schools, tertiary education, sporting facilities, transport, doctors, shopping centres, hospitals, etc.



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Hint:

Always consult your local council before proceeding with a land purchase to determine if your proposed development will meet all council requirements.



Access. It is desirable that your site has good access for delivery of materials as well as sufficient area to store materials during construction. In most cases, large vehicles will be required to freight your materials from the manufacturer and unload them at your site. It is advisable that these materials be then stored flat, kept dry and covered to prevent sun and water damage before use. Plant and machinery may also need clear access.

Building covenants. Some blocks of land have building covenants or stipulations placed on them. This is more the case with town blocks but it is always best to investigate this possibility before committing to purchase. Some of these specifications can include; minimum sized home, specified building materials (eg, brick only), certain roof colours, and time frame for completion of the home (this is particularly important if you are considering building the home in stages). Apart from these stipulations which are usually applied by the estate developer, there may be council by-laws and regulations to be considered. These can include height restrictions, building setbacks, underground water tanks, etc. Check with the Land Titles Office to find out if your land has any encumbrances, easements or restrictive covenants.

State and regional requirements. These will apply state to state and region to region and will need to be checked at your local council. It is particularly advisable to research bushfire regulations (BAL) and designated wind/cyclone rating for your area as well as water issues in flood prone areas. Rules and regulations applied by these authorities can greatly increase construction and materials costs if not properly investigated. Some authorities have recently applied rules regarding insulation and termite protection which may need examination.

Gas. Consider the need for gas supply for some appliances. Do you propose to have gas hot water, gas cooking, etc? Is the site connected to town supply or will bottled gas be required. Be aware that not all domestic blocks are connected to gas lines.

Solar. These days, solar installation is a huge consideration to reduce power costs. Consider the use of solar for your new home as it is preferable to install at this stage rather than later. How much do you want to be powered by solar the entire home or perhaps just hot water?

Vehicle and pedestrian access. Consider vehicle and pedestrian access from the boundary to your home and garage. On sloping blocks, the driveway may need special treatment as compared to a flat block.

Final Point:

Careful investigation when choosing your land can identify hidden costs which may need to be recognised when budgeting for your new home.



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Hint:

It is important to stop and consider if the style of home you are interested in will actually suit your site.

SUCCESS STEP # 2:

DESIGNING THE ULTIMATE HOME FOR YOUR FAMILY & BUDGET

Once you have identified the opportunities and challenges of the land you have chosen for your new home, you will need to begin the process of visually designing your desired home. While kit home suppliers will be able to provide you with many home options, it is a good idea to compose a wish list and a needs list so that you have some idea of what will suit you and your site.

Firstly, establish what style, characteristics or 'look' you personally prefer. View plans and pictures in magazines and websites; drive past homes in the area you wish to build and, if possible, visit display homes. This will provide you with ideas and help you decide on features you may or may not want included and allow you to 'build' a mental picture of your dream home.

Design considerations include:

- 🏠 What size home do you need to satisfy personal requirements; consider the number of bedrooms you will need.
- 🏠 Considerations for people with disabilities might include: ramps, larger bathroom/shower access, special floor coverings, handrails, different heights for benches, door handles or light switches?
- 🏠 What is your preferred ceiling height? 2.4m, 2.7m or perhaps higher? In 2.4m homes, remember that fans can be an issue for taller people.



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Design considerations include:

- Consider age and needs of the occupants, eg,
 - Do you need a nursery close to the master bedroom?
 - Safety issues with both internal and external stairs?
 - Older children may require their own space for study and socialising? If you work from home will you need an office?
 - Do you require hobby areas or sewing room or a play area?
 - Will you need an attached garage/carport or would you prefer a separate one?
- Roof pitch. Trussed roof for a flat ceiling or a skillion (mono-pitched) style roof for a raked ceiling?
- Your lifestyle: Consider outdoor living, hobby areas, home office, size of rooms, play areas, covered areas, garage, storage, boat, caravan, 'man cave', climate.
- Heating /cooling. Consider the path of the sun and the north point, airconditioning, ceiling fans, shaded areas, cross-flow ventilation, fireplace.
- Position of entry for vehicles and pedestrians. On town blocks, the street access may determine the most preferable placement of a garage. Consider where you wish to have the entry of your home.
- Overall Dimensions. The size of your site may determine overall dimensions of your home, but it is important to consider the size of rooms within this exterior and if they suit your lifestyle.



Hint:

It is a good idea to measure the size of the rooms in your current home as an indication of what you will require in your new home.

SUCCESS STEP # 3:

SECRET TIPS TO FINDING THE BEST KIT HOME SUPPLIER

You have purchased your land or perhaps selected the site and you have an idea of your home design and size; you are now in a position to research kit home suppliers as an owner builder. Again, attention to detail is great advice.



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Hint: *It is most advisable to do an 'apples for apples' comparison with kit home suppliers to check exactly what materials are included in their quote. A material schedule or inclusion list will assist with this.*



Considerations for selecting kit home suppliers:

- 🏆 Investigate reputation, length of time in business, history and proven track record. Past clients may be available to reveal their experiences or testimonials can give a fairly good indication of a quality, reliable supplier.
- 🏆 Knowledge and experience within the building industry is a key advantage. Is there an experienced builder or tradesperson who can discuss your kit home with you?
- 🏆 Check for awards and merits within the building industry. This is the sign of a company who are proud of their product and willing to showcase it to the public.

Now you have done a little homework, it is time to delve deeper. For peace of mind, you should only consider a kit home supplier who can meet these minimum requirements to supply your home:

- 🏆 Does the kit home supplier have an inhouse design service? Rarely does a standard plan satisfy everyone so you will want to sit down and modify a plan to suit you or describe the home you want and have it designed for you.
- 🏆 Does the kit home supplier have a reasonable range of standard proven plans from which you may choose the floor plan you want?
- 🏆 Does the kit home supplier have the flexibility to amend or modify their standard designs and inclusions to suit your requirements, preferences, lifestyle and building site?
- 🏆 Ideally, does the kit home supplier have a working relationship with essential professional services, such as drafting, engineering, surveyors etc who will be instrumental in preparing the working drawings for your kit home?
- 🏆 Can the kit home supplier provide you with full working drawings and documentation, ready for you to lodge with the local council or certifier?
- 🏆 Does your kit home supplier specify materials in their inclusions which meet Australian standards?
- 🏆 Can the kit home supplier provide you with manufacturer's warranties and guarantees for the materials they are supplying? Beware of imported materials which may not comply to Australian standards and which may not carry a guarantee.
- 🏆 Does the kit home company offer after sales support from someone experienced in home construction? Phone or email support can be invaluable, even to experienced builders.
- 🏆 Is the kit home supplier capable of organising delivery to your site?



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Hint:

Classic Kit Homes Australia provide you with a free owner/builder course. You get all your paperwork and they pay the bill!



Kit home supplier considerations include:

- 🔍 Does the kit home supplier offer a construction manual to assist when necessary? This is especially important if you are doing most of the work yourself.
- 🔍 Will the kit home supplier provide you with a complete schedule of materials which are to be supplied? Again, peace of mind for you!
- 🔍 Will the kit home supplier clearly explain the kit home process to you? This is the step-by-step procedure from initial idea to the construction of your home.
- 🔍 Does the kit home supplier offer a free owner builder course and free Workplace, Health and Safety white card?
- 🔍 Can the kit home supplier provide you with a fixed price for your kit home?
- 🔍 Is the kit home supplier able to meet your construction schedule time frame, ie, can the kit be manufactured within a reasonable time frame and delivered to you when you are ready to begin? Check their 'lead time' (manufacturing time) and delivery date.
- 🔍 Confirm how many deliveries will be required to transport all materials and if freight has been allowed for all deliveries.

SUCCESS STEP # 4:

The Paperwork; Navigating the 'Red Tape'

As an owner builder, you will be required to complete various documents throughout the planning and building process. Some, or all of the following will be necessary, however, confirm with your state authority what is applicable to you.

- 🔍 Owner builder permit: The holder of an owner builder permit is permitted to carry out domestic building work (not multiple dwellings) on land of which the holder of the permit is the owner. The owner builder course will not teach you how to build, however, it will instruct you on the following:
 - 👉 Your legal obligations
 - 👉 Contactor's obligations
 - 👉 Basic planning



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- 🏠 Obtaining quotes
- 🏠 Bookkeeping procedures
- 🏠 Basic estimating
- 🏠 Environmental considerations
- 🏠 Job scheduling
- 🏠 Required signage
- 🏠 Workplace Health and Safety obligations Insurance requirements
- 🏠 What to look for in tenders and accepting quotes

- 📁 Duplicate copies of drafted plans and specifications suitable for lodging with local authorities or a certifier.
- 📁 Soil test
- 📁 Engineer's plans and specifications
- 📁 Waste management design (in unsewered areas)
- 📁 Contour plan
- 📁 Safety Induction card
- 📁 Current land title search
- 📁 Copy of the land title and/or copy of land sale and purchase agreement Principle contract
- 📁 Contracts for each tradesperson
- 📁 Relevant insurance - both for you and for all tradespeople
- 📁 Workplace, health and safety obligations
- 📁 Environment considerations
- 📁 Building consent application form

As you can see, there is a considerable amount of paperwork to be done as an owner/builder. Don't let it overwhelm you though. Let Classic Kit Homes Australia make it easy and do it all online at a time that suits you for free!



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Create your own home where you feel welcome every time you walk through your front door.



Hint:

Things are always easier with a step by step plan. If you get overwhelmed at any time, simply break down the task and take one step at a time



Keep the end goal in mind. Having your own home which you may have designed and built yourself. What an achievement!

SUCCESS STEP # 5:

STEP BY STEP TO ACHIEVE YOUR DREAM HOME

The following is a guide to the procedure required to get you to the construction stage.

- Step 1: Design consultation (or choose a standard plan)
- Step 2: Specify all products and materials to be included in the kit
- Step 3: Receive cost estimate from the kit home supplier
- Step 4: Enter into a Preliminary Agreement with the kit home supplier and pay initial deposit.
- Step 5: Construction plans drafted and foundation plan prepared by engineer.
- Step 6: Quote prepared by kit home supplier to your specifications.
- Step 7: Enter into a Fixed Price Contract for supply of your kit home and pay balance of deposit.
- Step 8: Owner Builder to submit construction plans to local council/certifier for building consent approval.
- Step 9: Once you have council approval, you arrange with your kit home supplier for delivery of the first stage kit home materials to your site.
- Step 10: You or your contractor can construct footing and foundations to floor level in preparation for the wall frames.
- Step 11: Your kit is constructed to the frame stage and the plumber and electrician can install pipes and wiring in the frame.
- Step 12: The next stage of completion is lock-up. You can now arrange delivery of stage 2 materials from your kit home supplier. At this stage, the cladding is complete, the roof is fixed and the windows and doors are fitted. Your home can now be locked up and you can be considering your choice of internal fittings.
- Step 13: If your kit home supplier includes plasterboard, you can arrange for stage 3 to be delivered.
- Step 14: Install internal materials such as plasterboard, insulation, architraves, skirting, internal doors and wardrobe shelving.
- Step 15: The exciting final stages.... now the cabinetry can be installed and the plumber and electrician can connect gas fittings, stoves, taps, hot water service, powerpoints and lighting. You should arrange for delivery of appliances.
- Step 16: Move in and enjoy your dream home.



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When building your kit home you will be keen to see it finished. Don't find yourself having to pay extra when it can all be arranged in advance.

SUCCESS STEP # 6:

I HAVE MY KIT, WHAT ELSE IS NEEDED?

Most kit home suppliers will not include the following items. The owner builder will need to research, select, price and budget for many, or all, of these items to finish their home.

- 🏠 Plasterboard and cornice
- 🏠 Interior doors and door furniture
- 🏠 Skirting and architraves
- 🏠 Hot water service
- 🏠 Garage door
- 🏠 External stairs
- 🏠 Cabinetry for kitchen, bathroom and laundry
- 🏠 Kitchen and laundry appliances
- 🏠 Plumbing items, including taps, sinks, vanity, bath,
- 🏠 Laundry tub Floor coverings



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Home finishing continuing:

- 🏠 Shower screens and mirrors
- 🏠 Light fittings
- 🏠 Ceiling fans
- 🏠 Heating and cooling
- 🏠 Paint
- 🏠 Wardrobe shelving
- 🏠 Clothesline
- 🏠 TV antenna
- 🏠 Wall and floor tiles
- 🏠 Flyscreens, security doors and security
- 🏠 Screens, handrails, and window hoods

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STEP # 7:

KNOWING YOUR NUMBERS

A very important consideration is your budget or finance for your new home. It is vital to identify all the costs you are likely to incur in building your home.

After completing research in the previously discussed areas, you are in a better position to finalise your finance in order to build your new home. As a reminder, have you budgeted for the following?

- 🏠 Land
- 🏠 Improvements to land
- 🏠 Professional fees and services Kit materials, including delivery
- 🏠 Tradesmen Finishing items
- 🏠 Contingency



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Hint:

Consulting an expert with a proven track record can do much to alleviate your stress.

Classic Kit Homes Australia offers an advisory service with industry leader and award winning builder Adrian Fields.

Call the office today for more information.



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Contact Us Today

Simply follow the prompts at

www.kithomes.com.au