

BAKER BUILDING GROUP
CUSTOM HOME AND RENOVATION SPECIALISTS

Five essential things to know before
starting your project

PLANNING & DESIGN

Planning and design is a critical part of any home building project. Spending time and effort in the planning and design stage will ensure you achieve the 'look' and 'feel' that you are after, and ensure the design is as functional as it is beautiful. It's important to get a clear idea of design styles and features you like so that you can communicate this to your architect and builder.

It is imperative that your budget and vision are inline. Ideally, have a specialist builder involved from the concept and design stage. A builder can give practical solutions and realistic estimates, so you know your limits before you spend a significant amount on working drawings and council consents. Sometimes a minor change in design or materials can save thousands in construction costs.



QUALITY OVER PRICE

Building your new home is one of the most important and emotional investments you will make in your lifetime. You need to ensure that the quality and finish of your new home exceeds your expectations.

Establishing a budget for your project in advance is essential, and it's definitely in your best interests to give your builder an indication of the budget you are hoping to work within.

When builders are pricing your home, they should provide a detailed quote listing all inclusions and exclusions. All fixtures and fittings or selections for your project should be listed. It is important when comparing prices between builders that you are comparing like for like.

Be wary when shopping for price, which can prove to be a false economy. Most homeowners chasing the lowest price find they end up spending more than they would have spent elsewhere because the builder did not follow due diligence at tender stage.



ENGINEERING

The architect or designer provides plans that illustrate the 'look' and 'feel' of the home design, but the engineer provides the elements required to build it.

Using an expert engineer for your project is not only essential to guarantee long-term performance and quality, but it is also a requirement for all councils and Private Certifiers, who require engineering reports for every development in Victoria.

By this stage, your builder must have a full understanding of the design of your home so that they can communicate this freely to the engineer in their terms.

A Geotechnical Engineer, familiar with the area's geological features, will undertake soil testing and provide a report. Most engineers will require a soil test of the site to enable them to determine their structural design and to investigate if there are any geotechnical abnormalities with the site such as large 'floating' rocks or unusual soils.



SPECIFICATION OF WORK

A carefully planned specification or schedule of finishes that details your selected fixtures and fittings should be produced as part of your design. You can engage your architect or interior designer to assist in this process. By completing a detailed specification of work, this will ensure the quote received will reflect your particular choices and budget.

Spending the time and effort in finalising your design including all selections before construction commences ensures the build process will run efficiently and you will be less likely to incur variations for changes throughout the process.



CONTRACTS

Once you have finalised your plans, are happy with your budget and have decided on a builder, you will need to sign a residential building contract. There are, however, some things to be aware of:

- A builder who recommends that you obtain an 'owner-builder' permit may be trying to avoid their legal responsibility and will most likely not have the required licence or level of home building insurance.
- A low quote compared to others may indicate the builder has missed some critical components of the build or not fully understood the project requirements and level of detail. It is illegal for a builder to request a deposit until a home warranty insurance has been obtained for your project.
- Housing industry bodies such as the MBA and HIA offer standard contracts for their members to use that protect both the builder and the homeowner as required by law. As legislation changes, contract templates are updated to suit.

The two most common contract types are a Fixed Price Contract and a Cost Plus Contract. A Fixed Price Contract means your builder agrees to a fixed price for the whole job.

A Cost Plus Contract means there is no guaranteed final price for the job. This method is usually adopted when a builder does not have the time to prepare a detailed tender, or there are too many unknowns to calculate a final cost, though it is good practice for the builder to provide a non-binding estimate before starting. You will likely receive an invoice from the builder fortnightly, (or other agreed regular interval) for all expenses plus the builder's margin (which should be a set margin on all expenditures).

At Baker Building Group, we prefer to work with a Fixed Price Contract. Our experience has been that if both parties fully understand the details of a contract, the tender price and the specifications, there is much less stress on the working relationship. The Fixed Price model sets expectations and leaves little room for disagreement.



ABOUT US

Baker Building Group is a residential building company specialising in architecturally designed custom homes and renovations.

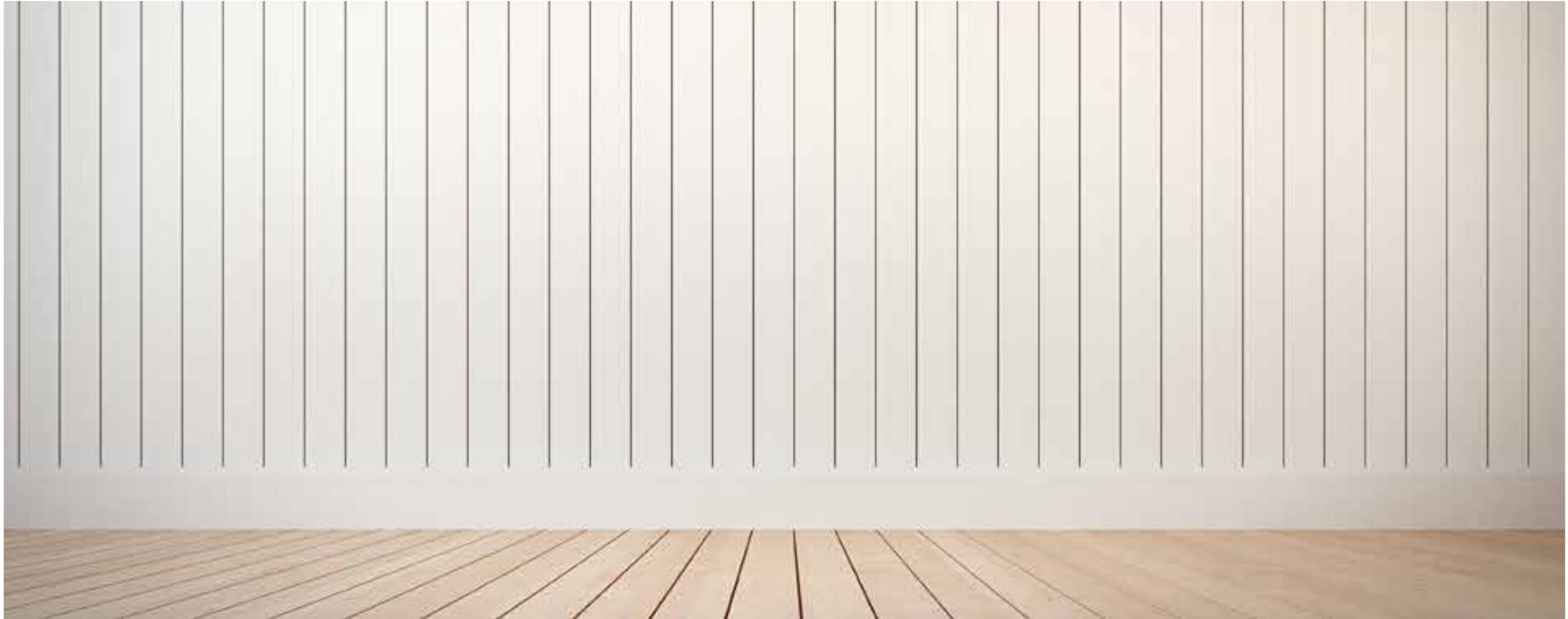
Scott Baker is the Director of Baker Building Group, a licensed builder with a background in carpentry and over 17 years experience in the building and construction industry. Scott's eye for detail and ability to deliver to on custom projects has helped forge high regard within the industry.

We are based in the south-eastern suburbs of Melbourne, servicing the City of Bayside, Glen Eira, Port Phillip, Stonnington, Boroondara and beyond.

Our aim at Baker Building Group is to deliver exceptional service that exceeds our clients' expectations, ensuring outstanding homes and complete satisfaction with the quality of your build. We are dedicated to delivering quality homes and renovations on time, to schedule and within your budget.

We believe quality workmanship, sustainability and attention to detail are paramount and we will work with you and your architect to achieve the best outcome for your project.

For more information visit :
www.bakerbuildinggroup.com.au



**WE SPECIALISE IN ARCHITECTURALLY DESIGNED
CUSTOM HOMES & RENOVATIONS**

Based in Melbourne

B B G

Victorian Building Authority: DB-U 29230
Housing Industry Association: Member No. 954686
ABN: 15 130 110 851
PO Box 2363 Brighton North VIC 3186

Contact us on 0438 138 155 or info@bakerbuildinggroup.com.au

www.bakerbuildinggroup.com.au

