

GETTING STARTED



MASTER BUILDERS
SOUTH AUSTRALIA

Building a new home is an exciting time when you can incorporate all of your ideas on design, living areas, construction techniques, textures, materials and colours.

What are the first steps to take if I want to build a home?

If you already have your land, the first decision to make is whether you are going to build a Project Home or a Contract Home.

Project Home

A Project Home is a display or standard design home that a builder has in their catalogue of homes. Project home designs belong to their copyright owner. Copyrights still hold if amendments are made. As such these are not transferable between builders.

Contract Home

A Contract Home is one designed and built in consultation with the owners by a builder. Many builders offer a complete service from design through to construction of your home.

Designer & Architect

A home designed by a building designer or architect is a house that is planned from the conceptual stage and is a unique and individually designed home.

There are many residential designers and architects in South Australia. You can negotiate the fee with the designer or architect for the services provided.

A rule of thumb depending on the extent of involvement is that an architect's fee can be up to 10% of the projects value, with a high degree of variability depending on the level of documentation (e.g. to "sketch design" or "contract documentation") or their role in administering the building contract. Many building designers, as well as architects, will negotiate on a set fee to provide a set of drawings.

Check the credentials and get an understanding of the prior experience of your designer, whether they are architects or building designers. Confirm what level of service is included in the price.

Copyright

Builders, designers and architects are protective of their plans. It is easy to understand why, because they invest thousands of dollars in developing their home plans. It is very important that people do not take plans and use them with another builder or architect, as they will infringe the copyright of the original designer.

Building Consultant

The role of the building consultant is to advise on the construction of the home and a building consultant can be independently contracted to provide an inspection service during the construction of the home. Inspections can be scheduled at specific stages during construction including footings, frames, linings, second fix etc.

Spec Home

A speculative development is a home built by a builder/developer that is immediately placed on the market for sale.

Choosing a Builder

Not all builders have the same expertise. Builders do specialise in particular market areas.

A builder may have specific experience in building on sloping sites or difficult sites.

Another builder may have experience and knowledge in building energy efficient homes or using particular building materials and techniques.

It is suggested that you do your research and inspect previous work the builder has constructed before making a decision.

SA Building Directory

www.sabuildingdirectory.com.au

SA Building Directory is Master Builders SA's online referral service. If you are seeking a master tradesperson or home builder, you can simply complete the online request form and members matching your requirements will be notified of your enquiry. Any responses made are then emailed directly to you.