

FLORIAN

BONSHAW

OVERCOMING THE BARRIERS TO BUILDING

continued

A custom-built home can cost anywhere from \$2000 per m² to \$12,000 per m², so it's important to not get carried away with fittings and the like, but to instead pinpoint exactly what's important to your lifestyle. Always consult a specialist builder and do your homework on them to make sure they're the right fit for your budget.

BUILD TIME

The average Australian house takes an average of four to 12 months to build once the land is purchased and design locked in. A two-storey home that is well-appointed will usually take 10 –12 months.

The process can be much simpler if you are using a volume builder as they will have economies of scale and pre-fabricated elements ready to go. Bottom line, plan ahead carefully and the process will move along quicker.

THE BUILD PROCESS

There are inevitable hiccups when it comes to a new build, but that doesn't mean the process can't also be an enjoyable one. The key is to make up your mind about exactly what you want from the beginning and to choose an architect, builder and others who work well together as a team. A contingency budget for unexpected costs is also a great idea.

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