



**Hallmark  
Homes**

# The Essential Building Guide

What you need to know if you've  
never built before.



# There's a first time for everything

Building a new home can be such a rewarding experience! It's exciting getting involved and creating a home that's perfect for you. It's likely to be the biggest investment you'll ever make, so getting to know the process makes sense.

## **BUILDING VS BUYING:**

Building a new home is a completely different process to just buying a house — but it doesn't have to be challenging. With careful planning, you can enjoy the process!

## **PLAN AND SAVE:**

Every minute you spend planning before you start building will save you money down the track.

Make sure you plan for the future: family still growing? Love to entertain? What about local services you might need? Putting it in writing for your builder is also a great idea, so everyone's on the same page from the start.

## **BUILD WHAT YOU CAN AFFORD:**

Bigger homes cost more to build and to run, so think carefully about what you really need. There are also things that usually aren't included in an estimate, like electrical and gas meters, NBN connection or window and floor coverings. On the outside; landscaping, concreting, fences, gates and decking may also not be included. Preparing your block costs money too — but a good builder (like Hallmark Homes!) will always make sure you're aware of the costs involved before you start.

**HANDY HINT!**

*A good builder builder (like Hallmark Homes!) will always make sure you're aware of the costs involved before you start.*





REMEMBER

*A smooth building process comes down to clear communication from the start.*

# Choose the right builder

## KNOW WHAT YOU'RE DEALING WITH

Carefully read through your contract: make sure you understand it, and take note of the payment schedule. Most reputable builders will provide regular updates. Avoiding misunderstandings or conflict during the building process comes down to clear communication from the start.

## HERE ARE SOME THINGS YOU SHOULD CONSIDER

- ✓ **Credentials:** a licensed builder
- ✓ **Style:** home designs and ideas
- ✓ **References:** happy customers
- ✓ **Personality:** can you work together
- ✓ **Past work:** homes already built
- ✓ **Price range:** your budget vs their cost

## OUR BUILD PROCESS

# 10 Easy steps to your new Hallmark home

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# 01

## VISIT A HALLMARK DISPLAY

The only way to really get the 'feel' of a home.

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# 02

## GET A NO-COST QUOTE

A comprehensive obligation-free and detailed costing.

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# 03

## PREPARE CONTRACTS

Complete the Contract Preparation Agreement, pay initial deposit, then we prepare detailed drawings and the Residential Building Contract.

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# 04

## SIGN COMPLETED CONTRACTS

Submit for approval.

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# 05

## FINISHES, FIXTURES AND COLOURS

Experienced design consultants help guide your choices, finishes and fixtures at our Selection Centre, Select by Hallmark.

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# 06

## BUILDING APPROVAL

Building and Plumbing & Drainage Applications are lodged for approval. Approvals and Builders' All Risk Insurance Certificate allow you to finalise your loan.

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# 07

## AUTHORITY TO COMMENCE CONSTRUCTION

Once the balance of deposit is paid, a bank notification of your loan (or statement of sufficient funds) is needed to confirm your construction start date.

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# 08

## STARTING CONSTRUCTION

Two weeks prior, you need building/plumbing permits, a written 'Authority to Commence Construction' from the financial institution, proof of land ownership, and signed copies of any Post Contract Variations.

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# 09

## DURING CONSTRUCTION

It's time to bring your new home to life! Your Hallmark Building Supervisor is responsible for answering any questions you may have during your build.

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# 10

## HANDOVER

Step into your new completed home and inspect with the Building Supervisor. After payment, you will receive your house keys, warranties and certificates.

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## Building quality homes since 1982

At Hallmark Homes, we want to ensure that your building experience is an enjoyable one, with open communication every step of the way. With over 40 years experience, Hallmark Homes can help you create the perfect home to suit your needs. With display centres located in prime locations throughout South East Queensland, you're sure to find a home you'll love that suits your budget.

So if you're building for the first time, contact one of our friendly new home consultants or visit [hallmarkhomes.com.au](https://hallmarkhomes.com.au)

To find one of our Display Centres:  
[hallmarkhomes.com.au](https://hallmarkhomes.com.au)  
**1300 326 515**



Old Owned  
and Operated



The Hallmark  
of Quality



Complete  
Care



Business  
Stability



Straight Talk  
No Jargon



Family Owned  
since 1982