



# home



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Planning could be key to building success

## Build know-how

WHETHER to buy or build? The options and challenges can be daunting.

Many houses on the market require modification to suit a new owner's lifestyle.

For this reason some families start from scratch.

When building, the first question is whether to employ an architect or select a project home builder.

According to Palladio Homes, an architect-designed home offers a result that satisfies most needs, but can be an expensive option.

Project homes, on the other hand, are generally more cost-effective, but can offer limited options.

Palladio Home's Brad Fullin said for some people their first project home experience was more about what they can't have than what they can.

He said he identified this challenge four years ago and found a compromise.

He found it was important not only to offer a range of design options, but also to alter any layout to suit a family's needs.



Brad Fullin

Mr Fullin said the best results came from planning.

"Visit display homes and talk with company representatives," he said.

"Ask questions – can you change the layout?"

"Will the company build on a sloping block?"

"Many won't." The builder said a company might be able to help find a suitable block of land to build on.

"Sometimes, owners need to knock down and rebuild," he said.

Mr Fullin recommended finding out if the company was willing to clear the site before the build.

"Many won't," he said.

Once a floor plan had been settled on, Mr Fullin said it was then time to go through all the options for fit outs.

"What is offered as standard equipment, such as stoves and tap fittings?" he said.

"Clients can find their costs blow out when they select a product that is not specified for an individual home."

A prudent idea is to check out a showroom that displays options included in the standard price, such as the Palladio Homes showroom.

The builder said only when the layout, fit out and colour selection were complete and a fixed price was on the table, should the contract be signed.

"Too often, families sign a contract to build before every element is agreed and they see the costs spiral," he said.

"Listen to experts but, in the end, this is your home, your decisions."

"When a couple walk into their new home for the first time it should be a thrill."