# Building a home – the development chain

**building a project home** | **designing your own home**

Select a site

Arrange financing
Legal searches

Pre-purchase advice
(Builder)

Soil test

Pre-purchase advice
(Architect / Building Designer)

Buy block of land

Select project home design
Check BSA licence

**Develop Brief:**
- Budget
- Number of bedrooms and bathrooms
- Kitchen
- Laundry
- Living space
- Home office / study
- Existing vegetation
- Personal needs
- Personal preferences
- Outdoor living
- Future needs

Select Architect or Building Designer
Check BSA licence of Building Designer

Check design against brief

Initial design

Check design against brief

Design development

Preliminary costing from builder

Select builder (check BSA licence)

Final drawings
Specification
Draft building contract

Using one-off or modifying standard design

Using standard design

**Client check all terms / conditions / specifications (inclusions / exclusions):**
- Materials and finishes
- Painting – colour scheme
- Floor coverings
- External paint and paving
- Clothesline
- Letter box
- Landscaping / retainer walls / lawns / watering
- Earthworks
- Fencing
- Pergola
- Towel rails
- White goods
- Telephone / electrical points connection
- Fans
- Light fitting and type
- Rangehood and extraction fan
- Flow restriction devices / shower
- Rainwater tanks
- Greywater recycling
- Identifying dispute resolution process
- Termite treatment
- Contract duration (number of weeks)
- Driveway and cross-over
- External taps
- Locks
- Quality of fittings and fixtures
- Completion dates and damages
- Insurance
- Type of water heater

Final price from builder

**Legend**
- Client (You!)
- Builder
- Architect / Building Designer
- ——— Essential
- ········· Non-essential
- BSA*  Building Services Authority
- BCA**  Building Code of Australia

Draw up contract with builder to complete work
A solicitor must review contract

**BEWARE!**
Changing your mind after signing the contract can be very expensive. These changes are called 'variations'

Architect / Building Designer gets building approval (local council or private certifier)

Arrange finance approval

Sign contract with builder

Building approval by builder, architect or designer (local council or private certifier)

Building starts:
- Inspections for BCA and local council compliance
- Inspections for financier (progress payment)
- Inspection by client (need builder consent to visit site)
- Final inspections:
  - BCA** / council
  - Financial institution
  - Client – defects list – agree
- Connect domestic electricity supply

Optional contract administration

**Common payment schedule:**
- Frame / walls
- Lock-up
- Fit-out
Note: financial institution inspections are not for quality of work, just percentage of work complete.

Optional quality assurance inspections

Refer unresolved disputes to BSA*

Handover inspection

Optional advice on handover inspection from Architect / Designer

Handover

Insure house and contents

Move in

Queensland Government

Designing for Sustainable Living