

WB

WEBB & BROWN-NEAVES

# YOUR GUIDE TO BUILDING





# BUILDING YOUR OWN HOME IS ONE OF THE MOST EXCITING AND REWARDING JOURNEYS YOU CAN TAKE IN LIFE.

So before embarking on this life changing experience, it's important you learn as much as possible.

Webb & Brown-Neaves has been building custom homes since 1978. Throughout this time, we've garnered a wealth of knowledge that we'd like to share with you to assist with your building journey.

## INSIDE THIS EBOOK

The information in this eBook covers the big five building topics, arming you with the information you need before starting out on your building journey.

- 1 SELECTING YOUR LAND
- 2 DEMOLISH & BUILD
- 3 THE COMPLETE BUILDING PROCESS
- 4 BUILDING TIMEFRAMES
- 5 THE COSTS OF BUILDING



# CHAPTER 1

## SELECTING YOUR LAND



### LOCATION

When it comes to choosing land, the suburb, neighbourhood or street should always be your first consideration. Personal preferences for lifestyle, family and work commitments (based on your immediate and future needs) will often dictate the most suitable location.

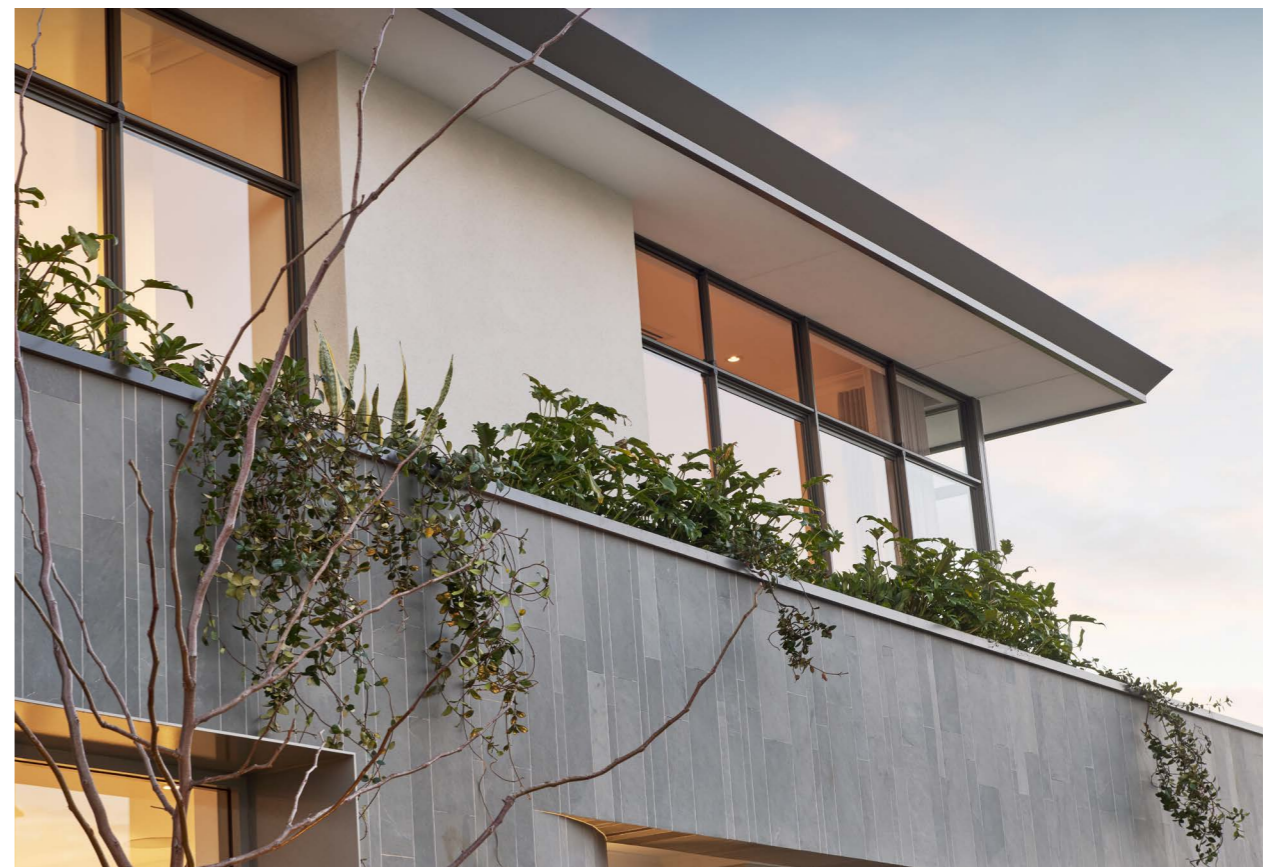
### ORIENTATION

The direction a block faces will directly affect the way the home is designed, the location of the living areas and the general “feel” of the home.

### CONTOURS

Any falls or rises on the block will impact the design and overall building costs. The severity of the slope, either up or down from front to back (or side to side), can potentially add considerable dollars and diminish the site’s useable area.

Speak with one of our Building and Design Consultants to discuss how your block can be best utilised with a WB home design or if we help you source land for your dream home.







## CHAPTER 2

### DEMOLISH + BUILD

## THE DEMOLISH + BUILD PROCESS

The process can differ slightly depending on which builder you work with. At Webb & Brown-Neaves, we help make it simple by providing all the guidance you need every step of the way.

### 1 START YOUR DEMOLISH & BUILD

Love your location and lifestyle but want to replace your old home with a brand new Webb & Brown-Neaves home? Let the demolish and build journey begin!

### 2 FINANCE PRE-APPROVAL

If you're financing your demolition and build, our finance partners at Resolve Finance recommend getting finance pre-approval early which will assist you when you set your budget.

### 3 SITE ASSESSMENT

Here you'll join your WB Building & Design Consultant and Site Start Manager for a visit to your site. We'll help you overcome any potential challenges (anything from obstructing power poles to council timeframes), as well as identifying the relevant design considerations for your site.

### 4 HOME DESIGN

Your experienced WB Building & Design Consultant and very own in house Designer will sit down with you and listen, absorbing everything there is to know about your lifestyle, vision and what you're trying to achieve in your new home for a detailed brief to begin the design process.

### 5 QUOTE

Once we have a thorough understanding of your project's scope, including what new home design you want to build, we can organise a quote for your demolition through our demolition partners. We'll also prepare the documentation you'll need at this point.

### 6 DEMOLITION LICENCE, SERVICE DISCONNECTIONS AND CONTRACTS

Once you have accepted the demolition quote and authorised your new home build, we'll help you complete all the relevant documentation that is required in order for our contractor to obtain a demolition licence from your local council – these documents are legally required to demolish a home. Approval usually takes between 8 to 10 weeks (depending on the local council). Throughout this time we will also be helping you through your Selection Journey which is where you choose all the fixtures and fittings for your new home - a very exciting time.





## 7 VACATING THE HOME

Say goodbye to your old house. Now's the time to call on that favour your friend owes you (or organise a removalist) to help you move all your personal belongings and furniture to your temporary residence. Be sure to contact your electrical and gas service providers to request final meter readings and close your accounts. We will advise you when this is required.

## 8 PEST CONTROL

The home will be locked up, with rooms and the ceiling space baited to exterminate any pests. Once finished, we'll help coordinate your local government authority to complete the house inspection.

## 9 DISCONNECTING SERVICES

Our demolition partners will return all water pipes and telephone services back to their entry points, while a licenced plumber 'cuts and seals' the existing sewer line (disconnection notices are sent to council).

Disconnection notices will also be sent to your gas and electricity service providers to request meter removals. Run on a septic tank system? Our demolition partners will have them pumped, removed and back filled, then notify your council for you.

## 10 DEMOLITION LICENCE

Our demolition partners will lodge your completed demolition licence form, together with your service disconnection notices and pest control report. The timeframe on this part of your demolish and build journey will depend on the shire timeframes as well as your service provider for disconnections.

## 11 DEMOLITION STAGE I

Once your demolition permit is issued and all services such as power and gas meters have been removed, it's green light to go! Our demolition partners will first remove any salvageable items and correctly dispose of any hazardous items, such as asbestos.

## 12 DEMOLITION STAGE II

Time to call in the heavy machinery and clear out the site. Trees, roots and vegetation will all be removed from the building envelope.

## 13 CONGRATULATIONS! YOUR NEW HOME AWAITS

With your site cleared, we're now ready to bring your new home vision to life! As your home takes shape, you will hear from us every two weeks regularly to keep you updated on how your brand new home is progressing and to answer any questions you may have.







CHAPTER 3  
THE COMPLETE  
BUILDING JOURNEY

Curlew Road



HERE IS A SIMPLE STEP-BY-STEP GUIDE OF THE BUILDING JOURNEY WITH WB

STEP 1

### DETERMINE YOUR BUDGET

Understanding your budget from the outset is the pivotal first step in your construction adventure. It lays the foundation for determining the perfect size, specifications, and design of your dream home. To ensure a smooth and successful process, let's explore the key elements you need to include in your budget:

**The Land:** Secure the perfect piece of land that suits your needs and aspirations.

**Site Works:** Account for site preparation and any necessary adjustments to ensure a stable and suitable foundation.

**The House:** Allocate funds for the construction of your dream home, taking into account the layout and features you desire.

**Finishing Costs:** Factor in the costs for the finishing touches and enhancements that will transform your house into a true home.

By establishing a well-defined budget encompassing these essential elements, you'll pave the way for a seamless and rewarding journey towards your ideal home. Let's work together to bring your vision to life while staying within your budgetary goals.

STEP 2

### DESIGNING YOUR DREAM HOME

Are you ready to embark on the exciting journey of creating your dream home? Let your imagination soar as we guide you through the process of designing a home that truly reflects your vision and lifestyle.

Begin your adventure by immersing yourself in a world of possibilities. Visit our display homes, browse online for inspiration, capture captivating elevations while driving through streets, and engage in discussions with family, friends, and colleagues. Delve into building forums to discover ideas that will ignite your creative spark.

- 1. Embrace Our Designs:** With over 2,000 designs at your fingertips, we'll explore our extensive vault of existing floorplans. Discover a layout that aligns with your vision, and then add your personal touch to make it your own.
- 2. Custom Design:** Sometimes, it takes a little more ingenuity to bring your vision to life. If your block, orientation, or needs require a unique approach, fear not. Our skilled in-house design team is ready to craft a custom design that's exclusively yours. From the ground up, including awe-inspiring elevation designs, we'll create a home that perfectly matches your desires.



### STEP 3

## PREPARING YOUR BUILDING DOCUMENTATION

Congratulations on finalising your dream home design! Now, let's embark on the journey of planning and preparing your building documentation, ensuring every detail is covered for a hassle-free process.

### Step One: Receive Your Preliminary Works Contract (PWC)

To kickstart the process, we'll provide you with a detailed PWC. This comprehensive contract encompasses planning fees, shire charges, site costs, and all other expenses related to the construction of your home, including your specific requirements.

### Step Two: Meet Your Dedicated Team

Once the changes to your PWC are finalised, we'll begin working on essential aspects such as planning applications, engineering, and certifications. During this phase, you'll be introduced to your Personal Building Consultant and Building & Design Consultant, both of whom are dedicated to understanding and executing every aspect of your vision.

Let's move forward together on this exciting journey, making your dream a reality.

### STEP 4

## PRE- CONSTRUCTION

This is where the fun really begins! Your dedicated Selections Consultant will be by your side, ensuring that every choice for your new home perfectly reflects your unique style and preferences.

Prepare to be inspired as you explore **Home Collective**, boasting over 1200sqm of design options and ideas. With three fully equipped kitchens to explore, taps and showers to test, and an unmatched range of products and brands in WA, you'll have everything you need to make the best choices for your dream home. Your Selections Consultant will guide you throughout this journey, ensuring you feel confident and delighted with your selections.

By the end of our meeting, you'll have chosen the selections necessary to progress your building journey. Our talented Estimating Team will then assess the costs of these items and provide you with detailed pricing. Once that's settled, our skilled Drafting Team will bring your final plans to life.

Now, it's time to authorise your building contracts, marking a significant milestone in turning your vision into reality. We can't wait to present these exciting contracts and move forward together in creating your dream home!

### STEP 5

## BUILDING YOUR NEW HOME

Congratulations! Your new home is about to become a reality. Once all the paperwork has been handed over to our Construction Department, your journey truly begins. Your dedicated Personal Building Consultant will reach out to you shortly after to provide an overview of the upcoming timelines and next steps.

**Meet Your Expert Team.** As soon as your bricklayer is ready to begin construction, you'll get to meet your Site Manager. During this meeting, both your Personal Building Consultant and Site Manager will be present to discuss all the specifications and selections you've made for your home. This ensures that no detail is overlooked and everything is in perfect alignment with your vision.

**Stay in the Loop.** From this point onward, your Site Manager will keep you well-informed with regular updates every fortnight on the progress of your home. Whether it's regarding construction milestones, any necessary adjustments, or simply keeping you in the loop, you'll always be in the know.

**Support Throughout the Journey.** Throughout this exciting phase, your Personal Building Consultant will be there to provide any additional information you may need and assist you with any administrative queries that may arise. We're committed to making this journey as smooth and enjoyable as possible for you.

Get ready for an unforgettable experience as we bring your dream home to life! We're here to make this journey a memorable and rewarding one, and we can't wait to see your vision come to life before your eyes.

### STEP 6

## KEY HANDOVER

The moment you've been waiting for, your official handover!

Congratulations, you've successfully built your very own Webb & Brown-Neaves home! This marks a significant milestone, and we are thrilled to hand over the keys to your dream abode.

**Looking Ahead with Confidence.** As you embark on this new chapter in your life, we want you to feel secure and at ease. That's why we provide a 25-Year structural warranty\* for your Webb & Brown-Neaves home. You can have complete peace of mind, knowing that your home is backed by our commitment to quality and durability.

**Your Satisfaction is Our Priority.** Even after the construction is completed, we're here to support you. We offer a 12-month maintenance period to address any unlikely issues that may arise. Rest assured, we'll be there to lend a helping hand should you need it.

**A Home for the Future.** Should you ever decide to sell your home, the remainder of the 6-year statutory warranty will apply to the new owner. We take pride in creating homes that stand the test of time and offer lasting value to homeowners like you.

\*Terms and conditions apply. Please refer to your warranty documentation for full details.





# CHAPTER 4

## BUILDING TIMEFRAMES



HERE'S WHAT TO EXPECT AT EACH STAGE OF THE BUILDING PROCESS WITH WEBB & BROWN-NEAVES AND HOW LONG IT GENERALLY TAKES\*.

DESIGN & PRE-CONSTRUCTION TIMELINE - 5-6 MONTHS\*

SINGLE STOREY HOME - 11-13 MONTHS

DOUBLE STOREY HOME - 14-16 MONTHS

\*These timeframes are for guidelines purposes only and individual timeframes may vary based on a number of factors. Please talk to a WB Building & Design Consultant for more information.





## CHAPTER 5

### THE COSTS OF BUILDING

THE COST OF BUILDING CAN VARY DUE TO MANY DIFFERENT FACTORS. THE FOLLOWING WILL HELP ASSIST YOU IN YOUR RESEARCH.

#### THE LAND

Land can be a significant cost that forms a large part of your overall budget.

- Land
- Stamp duty
- Settlement costs

#### SITE COSTS

These are the expenses required to prepare the building site for construction. Several factors include:

- Block slope
- Soil type
- Planned positioning of your home and floorplan
- Council planning and approval fees

#### YOUR HOME

The building price of a new home comes with a list of the builder's inclusions. You should read these carefully as different builders include and exclude different items - make sure you're not simply comparing price alone.

- Rental costs while building
- Demolition (if applicable)
- Site costs
- Structural engineer assessment
- Fittings & fixtures as specified in the builder's specification
- Progress payments - you will make home loan repayments at key stages as your home is being built. These will be interest only.

#### INTERNAL & EXTERNAL FINISHES

These costs can also vary massively depending on the level you are seeking, from basic to premium.

- Upgrades to the builder's specification
- Flooring
- Window treatments
- Boundary fencing & gates
- Landscaping & water features
- Pool & pool fencing
- BBQs & outdoor kitchens
- Decking or paving
- Letterbox & clothesline







## THE WB DIFFERENCE

**25**  
YEAR

**STRUCTURAL WARRANTY**

We stand behind the quality of all our homes and back them with a 25 Year Structural Warranty.

**12**  
MONTH

**SERVICE WARRANTY**

Our commitment to you does not end when we hand over the keys to your beautiful new home. We offer a 12 month Service Warranty.

EST  
**1978**

**DECADES OF SUCCESS.**

Four decades on, it's no secret that when it comes to building luxury homes in Perth, our expertise is second to none.

**1st**

**AWARD-WINNING DESIGN TEAM**

With innovation and design at the forefront, our award-winning design team can reflect the very essence of your own unique lifestyle.

**A=N**  
GROUP

**BACKED BY THE ABN GROUP**

We're proudly part of the ABN Group, Australia's leader in construction, property and finance and owned by Dale Alcock.

Contact one of our Building and Design Consultants today to start your building journey.

T 9208 9000 | E [info@wbhomes.com.au](mailto:info@wbhomes.com.au) | [wbhomes.com.au](http://wbhomes.com.au)



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WEBB & BROWN-NEAVES ESTD 1978

Home elevation illustrations and photographs shown are for illustration purposes only. Illustrations and photographs may depict features not included as standard features of the home design or not supplied by Webb & Brown-Neaves including, but not limited to; feature brickwork/stone cladding, garden features, landscaping, planter boxes, retaining walls, pergolas, outdoor kitchens, barbecues, screens, exposed aggregate concrete, designer garage doors, water features, gates, fencing, letterboxes, tinted windows, light fittings, built-in furniture, furniture, window treatments, floor coverings and decorator items. Webb & Brown-Neaves does not supply swimming pools, pool decks and fencing. The 25 Year Structural Warranty applies to the original purchaser. If the home is on-sold, the remainder of the 6 year statutory warranty applies to the new owner. All non-specified items including but not limited to: Face brick, feature brick, ceramic tiles, paving, laying patterns, colour selections, materials and finishes are to be selected from the Webb & Brown-Neaves Standard range Nominated brand products are subject to alteration pending availability. In the event of non-availability, the nomination of an equivalent featured substitute is at the full discretion of Webb & Brown-Neaves. © Copyright of this design is the sole property of Webb & Brown-Neaves and there is no implied licence of its use for any purpose. BCS409