

THE ESSENTIAL GUIDE TO NAVIGATING YOUR BUILDING JOURNEY



Name
Address



Our goal at Build Clarity is to transform the way Australians think about house construction. We think the procedure has to be open, effective, and empowering for every prospective homeowner. We make the process transparent, efficient, and empowering, helping homeowners make informed decisions, connect with trusted trades and build with confidence, backed by industry expertise and clear, digital-first guidance.

Christopher Wicks, Director , Guardian Master Builders & Build Clarity

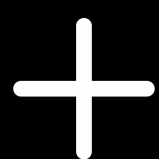
65%

of people feel more confident making design and budget decisions after using Build Clarity's checklists.

70%

of homeowners say having a clear plan helped them start their build faster.

WHY BUILD CLARITY?

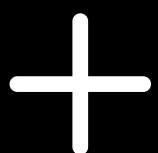


BUILD WITH CONFIDENCE

We simplify the complex world of construction, giving you clear guidance and checklists for every stage.

CLARITY FROM DAY ONE

Every successful home build begins with a well structured, achievable plan. At Build Clarity, we work with you to align your vision with a clear, step-by-step roadmap, outlining who to engage, when to make key decisions, and how to anticipate potential challenges before they arise.



YOUR BUILD, MADE CLEAR

We believe every homeowner deserves a smooth journey. With digital-first tools and industry expertise, we make sure you're supported, informed, and empowered.

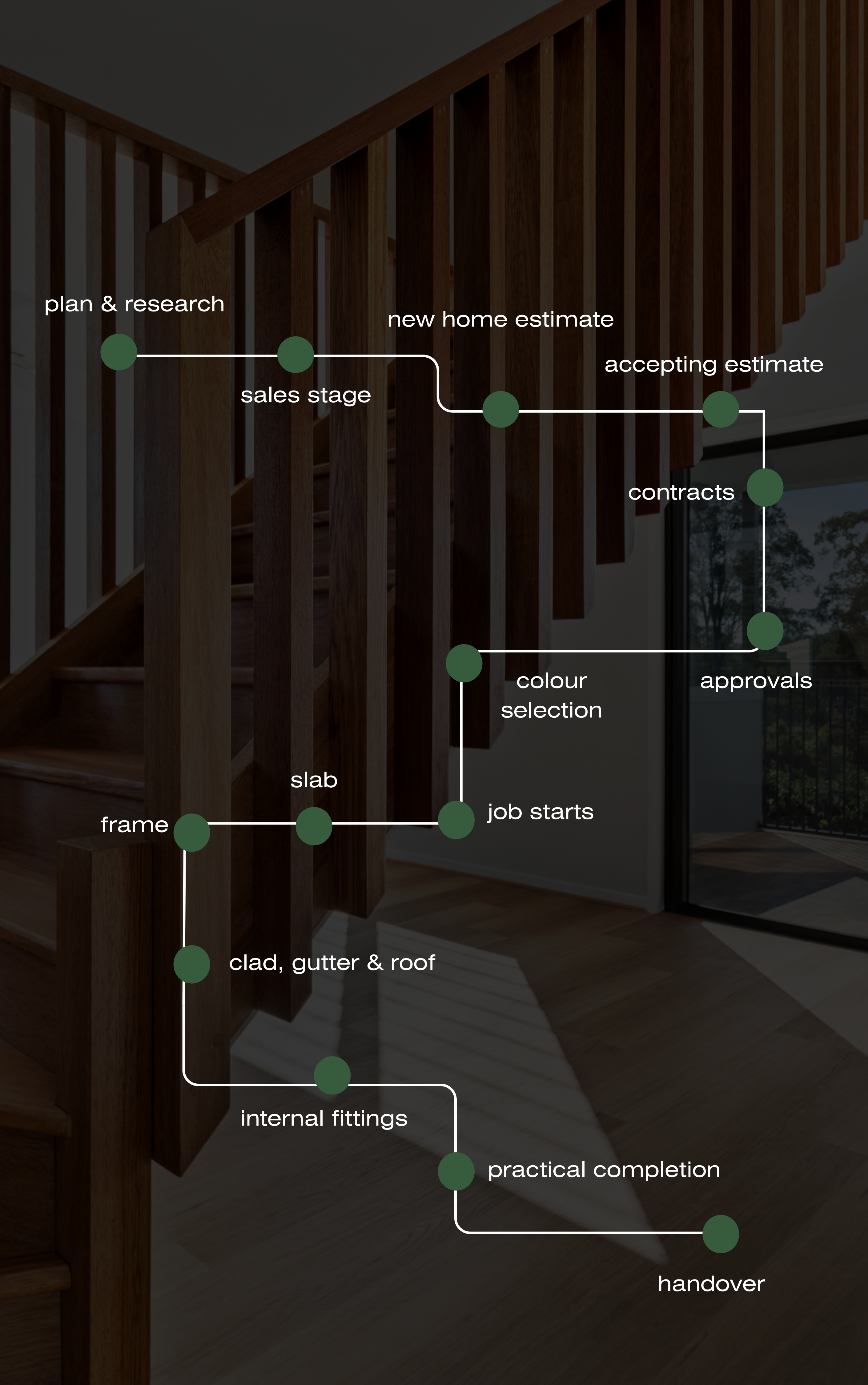
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YOUR BUILD JOURNEY AT A GLANCE

This section gives you a clear, step-by-step overview of the journey, starting from the moment you find the perfect block of land, through the entire build process, all the way to handover.



plan & research

sales stage

new home estimate

accepting estimate

contracts

approvals

colour
selection

slab

job starts

frame

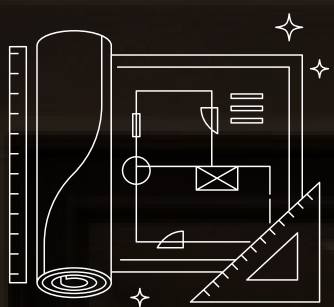
clad, gutter & roof

internal fittings

practical completion

handover

01. CREATE A PLAN



Choose and secure the perfect block for you it sets the stage for your design and layout, whether you're building on new land or planning a knockdown rebuild it is important to have a clear goal in mind.

03. ESTIMATES



You will receive your new home estimate, review and approve it, then make a preliminary payment to start pre-construction preparations.

05. APPROVALS



Trust your builder to handle approvals while keeping you informed throughout the process.

07. BUILD BEGINS



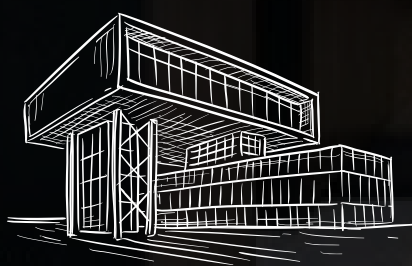
The site is prepared, formwork is set, plumbing is laid, and the concrete slab is poured. Once cured, the slab provides a strong, level base for the framing to follow.

09. CLAD, GUTTER, ROOF



External cladding is fixed to the walls, gutters and downpipes are installed, and the roof covering goes on. This locks up the structure and shields it from the weather, ready for internal works to begin.

11. PRACTICAL COMPLETION



All construction work is complete, finishes are checked, and minor defects are fixed. The home is cleaned and ready for handover, so you can start enjoying your new space.

02. SALES STAGE



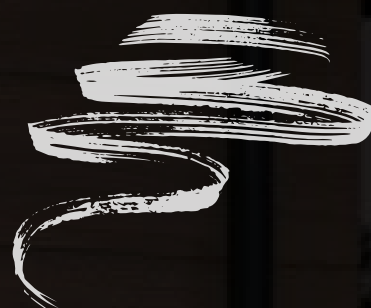
This is where the foundation of your home takes shape. The site is prepared, formwork is set out, plumbing is laid, and the concrete slab is poured. Once cured, the slab provides a strong, level base for the framing to begin.

04. CONTRACTS



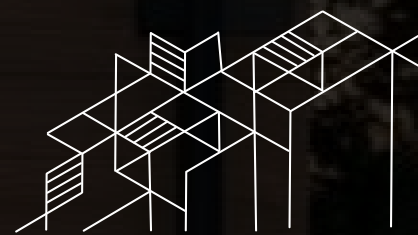
Finalise your plans and pricing, then review and sign your contract to confirm your new home build.

06. COLOUR SELECTION



Choose colours and finishes for walls, tiles, fixtures, appliances and your home's exterior to personalise your build

08. FRAME



The walls, roof trusses, and structural steel (if required) are installed, outlining the layout of each room. At this stage, you'll really start to see the design come to life.

10. INTERNAL FITTINGS



With the home sealed from the weather, the focus shifts inside. Electrical wiring, plumbing, insulation, and plasterboard are installed, followed by doors, skirting, cabinetry, and internal fixtures. This is where the interior begins to take shape and feel like a home.

12. HANDOVER



You inspect your new home, address any final issues, and receive the keys along with warranties and certificates.

THINGS TO CONSIDER WHEN CHOOSING A BUILDER

COST BREAKDOWN

Understand what's included and what's extra by requesting a detailed cost breakdown, including allowances for flooring, fixtures, and landscaping, and clarify how variations are handled.

LICENSING

Every state will have a relevant building authority. It is important to do your research and check licensing. Your builder should also provide Home Warranty Insurance and the necessary insurances to cover the build. This protects you financially if issues arise.

EXPERIENCE & REFERENCES

Look for a builder with a proven track record in the type of home you want to build. Ask to see past projects, request client references, and check online reviews. This gives valuable insights into reliability, quality of work and professionalism.

TIMELINE

Ask about estimated build time and how many projects your builder is currently managing. Delays are common in construction, but you'll want a clear timeline and realistic expectations. A builder stretched too thin may struggle to meet deadlines.

COMMUNICATION

Good communication with your builder is essential. Confirm how often you'll receive updates, who your main contact is, and make sure you feel comfortable asking questions to keep the process smooth and transparent.

BEFORE THE BUILD

This stage focuses on the vital checks and approvals, from site assessments to permits, that lay the groundwork for a successful build.



OUR 3 STEP SITE & REGULATORY ASSESSMENT

Step 1: LAND, ZONING & SURVEY

Defines property boundaries, prevents disputes, and informs construction with accurate land data.

- ☐ Verify land ownership and property boundaries.
- ☐ Confirm zoning and land use restrictions.
- ☐ Check for environmental or heritage site protections.

Step 2: SITE SUITABILITY & PREPARATION

Ensures structural integrity by analysing soil composition, drainage, and potential hazards.

- ☐ Verify land ownership and property boundaries.
- ☐ Confirm zoning and land use restrictions.
- ☐ Check for environmental or heritage site protections.

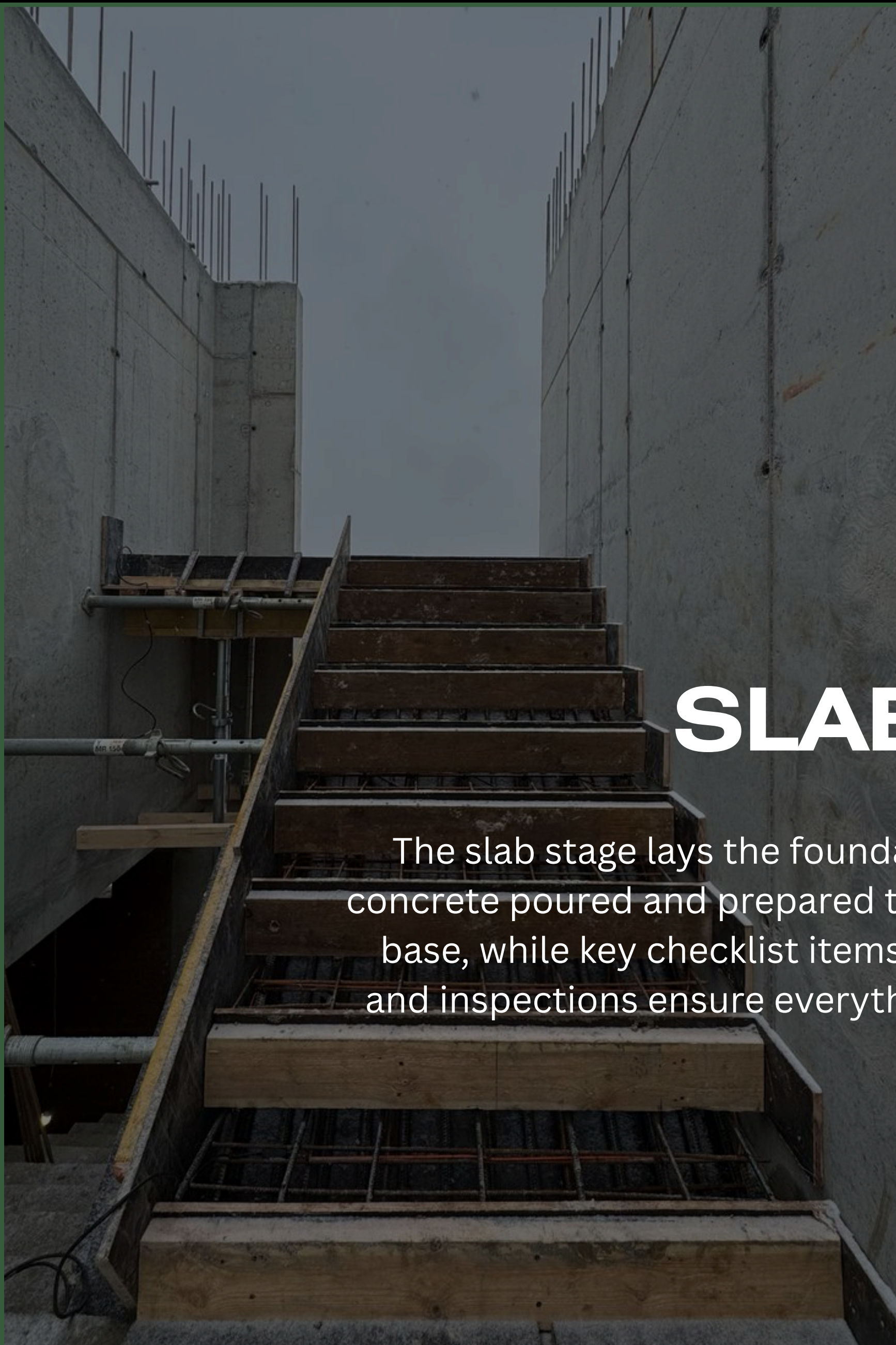
Step 3: PERMITS & APPROVALS

Ensures compliance, minimises risks, and supports a smooth construction process.

- ☐ Obtain building permits and planning approvals.
- ☐ Ensure adherence to local building codes.
- ☐ Verify access to utilities (water, electricity, sewage).







SLAB STAGE

The slab stage lays the foundation of your home, with concrete poured and prepared to provide a strong, level base, while key checklist items like site prep, plumbing and inspections ensure everything is ready for the next stage.

SLAB STAGE

Once It's Poured, It's Too Late!

A solid foundation is everything! I've seen too many issues over the years, so here's a step-by-step checklist to follow before your slab is poured.

✓ Surveyor – House & Foundation Setout

- ☐ Request Form 12 from the builder

✓ Piers – Screw/Concrete Piers Installed

- ☐ Request Form 15 (design) and Form 12 (builder confirmation)

✓ Surveyor – House Setout (Again!)

- ☐ Request Form 12 from the builder

✓ Plumbing – Sewer Drains, Stormwater & Rubble Pit

- ☐ Request copies of specific council inspection approvals

✓ Steel – Engineering Check

- ☐ Compare steel order with the engineering drawings

✓ Concreter – Box Up & Prep Slab

- ☐ Request photos showing the sub-graded building pad

✓ Termite Protection

- ☐ Ensure termite collars surround all penetrations
- ☐ Request Form 43 from the builder

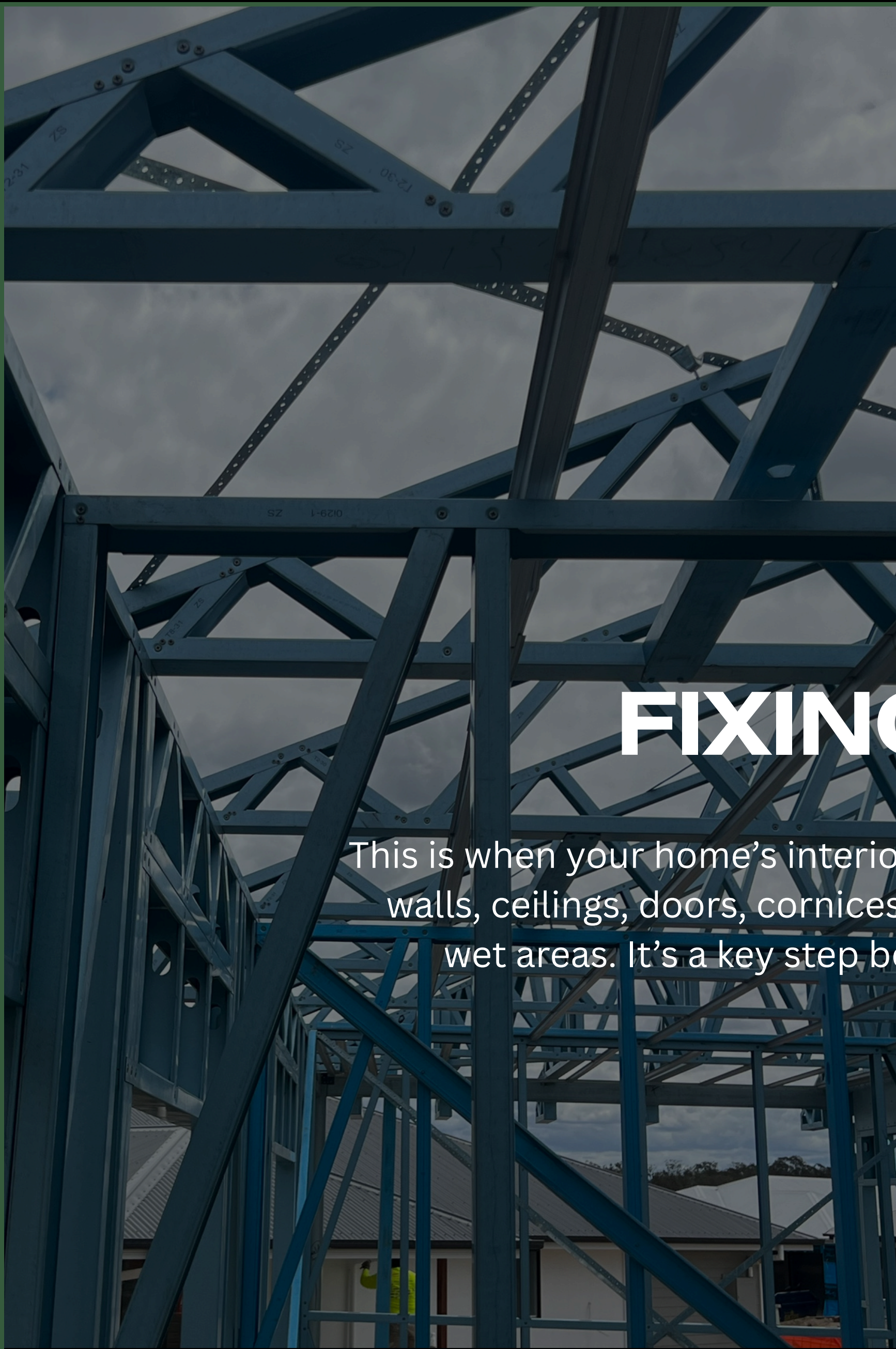
✓ Engineering – Pre-Slab Pour Inspection

- ☐ Have an engineer inspect the site before pouring
- ☐ Be present for this inspection!
- ☐ Request Form 12

✓ Concrete Delivery – Final Check

- ☐ Confirm the correct concrete mix has been ordered
- ☐ Consult directly with the builder's engineer





FIXING STAGE

This is when your home's interior takes shape. We install walls, ceilings, doors, cornices, cabinetry, and prepare wet areas. It's a key step before final finishes go in!

FIXING STAGE

ROOF CLADDING

- ☐ Roof sheeting installed correctly
- ☐ Flashings and ridges sealed
- ☐ Waterproofing complete
- ☐ Roof insulation in place (if applicable)

WINDOWS

- ☐ All windows installed and sealed
- ☐ Flashings and sills fitted
- ☐ Operable windows function correctly
- ☐ Glass clean and damage-free.

EXTERNAL CLADDING

- ☐ All external walls clad
- ☐ Fixings secure and aligned
- ☐ Weatherproofing membrane behind cladding
- ☐ Joints sealed properly

DOORS (EXTERNAL)

- ☐ All external doors installed
- ☐ Locks and handles working
- ☐ Weather seals in

ARTICULATION JOINTS IN BRICKWORK

- ☐ Correct placement as per plans
- ☐ Clean and sealed
- ☐ Compliant with movement allowance standards

TIMBER FLOORING

- ☐ Subfloor prepared and level
- ☐ Timber boards laid and secured
- ☐ Expansion joints considered
- ☐ Floor protected for construction traffic



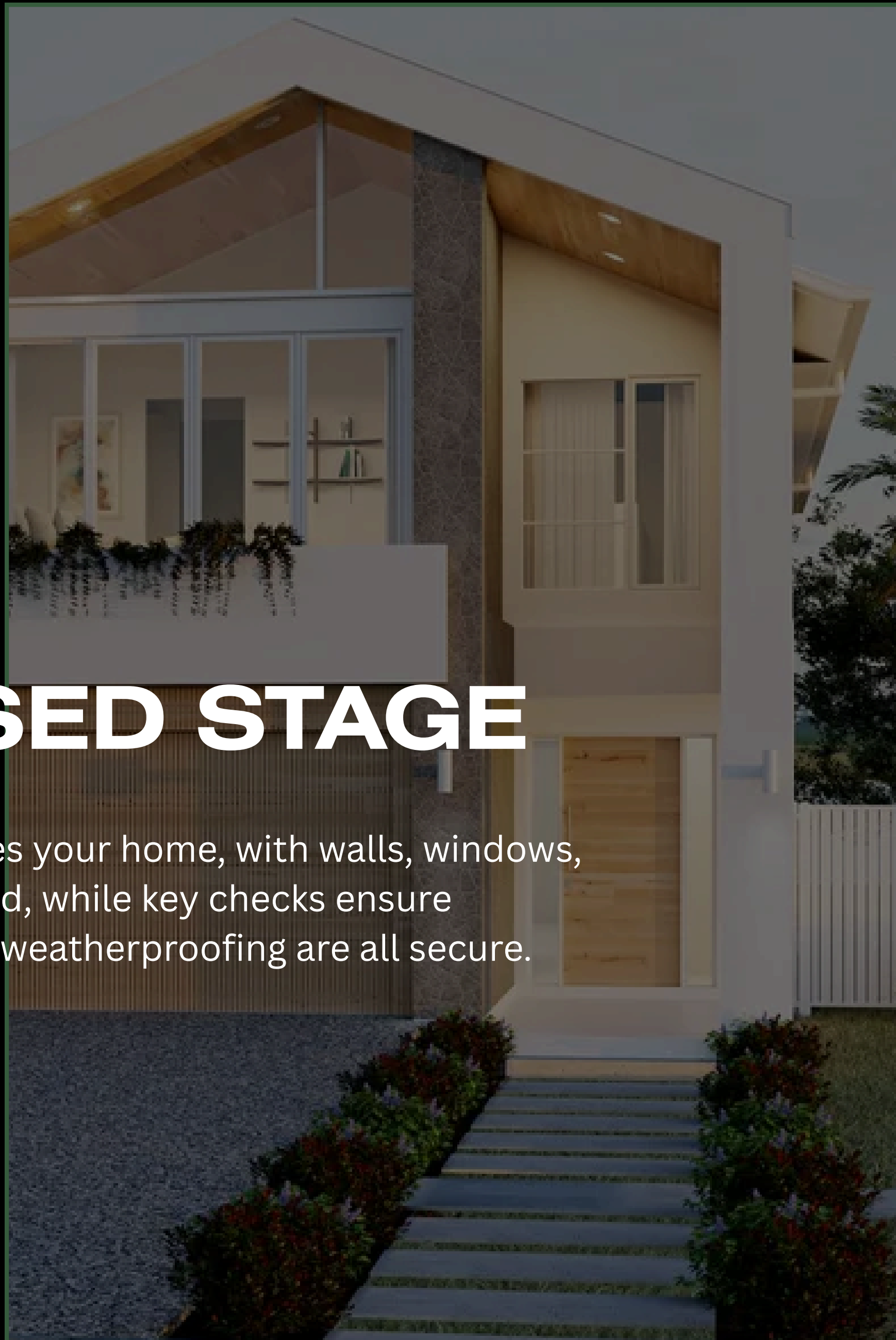
FIXING STAGE

- ☐ **Internal Cladding** – All wall and ceiling linings installed
- ☐ **Cornices** – Cornices fixed and finished throughout
- ☐ **Roof Insulation** – Ceiling and roof insulation installed as per specifications
- ☐ **Air Conditioning** – Ducting and unit rough-in completed
- ☐ **Tiling** – Tiler booked and prep completed for wall and floor tiling
- ☐ **Waterproofing to Wet Areas** – Waterproofing applied and cured in all bathrooms/laundries
- ☐ **Baths, Wet Sheets & Shower Trays** – Installed and checked for level and fit
- ☐ **Joinery** – Joinery delivered and installed (kitchen, vanities, robes)
- ☐ **Whitegoods** – Appliances delivered and installed (oven, cooktop, dishwasher, etc.)
- ☐ **Soffit Sheeting** – External soffit linings completed and fixed properly



ENCLOSED STAGE

The enclosed stage shapes your home, with walls, windows, doors, and roof completed, while key checks ensure framing, installation, and weatherproofing are all secure.



Building Inspection at ENCLOSED STAGE

- ☐ Concrete slab for level, cracking, exposed steel, overhangs etc
- ☐ Check termite physical barrier has been installed prior to any framing commencing - request form 12 from builder
- ☐ Wall framing, including all elements against approved framing plans
- ☐ All bracing, both AS 1684 and engineer
- ☐ Window/door/ cavity slider openings
- ☐ Any structural steel
- ☐ All beam and bracket connections
- ☐ Floor framing and flooring
- ☐ Appropriateness for installation of plaster, cladding and brickwork etc
- ☐ All engineering items - request form 15 for design and form 12 for installation compliance from your builder
- ☐ Compliance from your builder





PRACTICAL COMPLETION

The stage when construction is essentially finished, and the home is ready for the owner to inspect before handover.

PRACTICAL COMPLETION

- ☐ **Painting complete throughout all internal and external areas** – All walls, ceilings, doors, and trims painted to specification
 - ☐ **Fit-off of all internal electrical items complete** – Switches, power points, and light fittings installed and operational
 - ☐ **Fit-off of all external electrical items complete** – Exterior lighting and power points installed and tested
 - ☐ **Landscaping items installed and completed** – Turf, plants, edging, and mulch in place as per landscaping plan
 - ☐ **Driveway and crossover completed** – Concrete or paved surfaces installed to approved design and standards
-
- ☐ **Shower screens installed** – All shower screens fitted, sealed, and functioning correctly
 - ☐ **Internal floor finishes completed** – Flooring installed and finished in all areas (tiles, carpet, timber, etc.)
 - ☐ **Internal and external areas cleaned** – Site cleaned of dust, debris, and construction waste
 - ☐ **Owner notified of practical completion meeting** – Formal notification sent confirming date and time
 - ☐ **Final plumbing and drainage inspection passed** – Inspection completed with compliance approval from authority





HANDOVER

At this stage your new home is officially complete and ready for you. You'll walk through the property with your builder to check finishes, fixtures, and details, making sure everything meets the agreed standards.

HANDOVER

- ☐ **Inspection** - Walkthrough your build check for defects, ensure you are satisfied with all finishes and every element agreed upon matches with your contract.
- ☐ **Function & Usability** - Test the functionality of all doors, windows, locks, taps, electrical and appliances. Make sure each operates smoothly and correctly, and ask your builder to clarify any features or systems you're unsure about.
- ☐ **Safety & Compliance** - Check that all safety features are installed and working, and confirm you have all required compliance certificates.
- ☐ **Fixing Issues** - Any issues identified (commonly referred to as “defects” should be documented and addressed by the builder.



CONGRATULATIONS

It's now time to celebrate your dream home



it's time to step into your brand-new home. This exciting milestone marks the result of careful planning, teamwork with your builder, and the transformation of your vision into reality. Open the door with joy, embrace the new chapter ahead, and take pride in creating a space that's truly yours.

GLOSSARY

Inclusions

inclusions are the features, materials, and fixtures that are already included in your home price, so you know what's covered in your build.

Certificate of Compliance

is part of the legal process to ensure the construction meets all planning and building regulations. Essentially, it confirms that the work has been inspected and is approved.

Colour Selections

Colour Selections are the choices you make for the paints, tiles, cabinetry, fixtures, and finishes in your home, letting you personalise the look and feel of each space.

Defects

A defect refers to any fault, flaw, or imperfection in the construction of a home that affects its structural integrity, safety, functionality, or appearance.

Occupancy Certificate

A legal document issued by the local council or relevant authority that confirms a newly built or renovated home is safe to live in and meets all building codes and regulations.

Energy Star Rating

Shows how efficiently a home or appliance uses energy, taking into account factors like insulation, windows, heating/cooling systems, and lighting. Higher ratings mean lower energy costs and a smaller environmental impact.



Haier



Laminex®



TECHNIKA

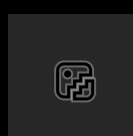


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