

Building Your New Home – A Concise Guide

A clear path from idea to keys. Your iB Lead (pre-site) and Site Supervisor (on-site) keep momentum and decisions simple.

STEP 1 — PLAN & PREP

Finance & brief:

Get pre-approval and set a realistic budget (allow for site costs, selections, landscaping). List must-haves vs nice-to-haves: beds/baths, study, storage, outdoor living, EV/induction, future solar/batteries.

Design fit:

Choose a plan that suits your block and orientation. Consider privacy lines, neighbours' windows, and noise. Confirm façade against estate/council rules.

Land checks:

Title, easements, covenants/encumbrances, overlays (BAL, flood, heritage). If land isn't titled yet, map the release/settlement timeline.

Site information:

Feature survey + soil test inform slab type, levels, drainage, retaining, and driveway. Note if services are at the boundary (power pit, water meter, NBN).

Sustainability baseline:

Energy rating target, glazing, insulation, shading, HVAC efficiency. Make the home solar-ready (conduit, isolators, roof allowance).

STEP 2 — CHECK YOUR SITE & CONNECTIONS

Structural & electrical early:

Lock ceiling heights, window/door changes, niches, shower sizes, alfresco tweaks. Plan lighting, power, data, EV charger, appliance loads now to avoid variations.

Colours & finishes:

Exterior palette, roof/cladding, bricks/tiles/metal, benchtops, cabinetry, flooring, tapware, appliances. Guidance on cohesion and maintenance practicality.

Tender review:

Detailed inclusions, site allowances/fixed costs, engineering notes, indicative timeline. Walk through line-by-line to align expectations.

Fixed-price contract:

Issued after plans/engineering/energy report and selections. Includes specifications, progress payments, statutory warranties.

Tip:

Freeze decisions early. Most delays and extras come from late changes.

STEP 3 — AFTER DEMOLITION

Clay pipe

Older homes (often pre-1989) usually have clay pipes budget to upgrade to PVC if needed.

Power

Most homes need less than 100A; specify three-phase if planning refrigerated cooling or heavy-duty appliances. guide you at each step

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STEP 4 — BUILD STAGES

Base (slab):

Set-out, underground services, formwork, reinforcement, pour and cure. Milestone update provided.

Frame:

Walls/roof up, bracing and tie-downs, mandatory inspections passed. Optional walkthrough on request.

Lock-Up:

Roof on; windows/doors installed; building becomes weather-tight. Plumbing, electrical and HVAC rough-ins commence.

Fix:

Plasterboard, internal doors, skirting/architraves, cabinetry install, waterproofing, tiling prep

Fit-Off & Finishes:

Tapware, appliances, switches, lights, shower screens, mirrors, flooring, paint. External cladding/render completed.

Quality assurance:

Internal QA at each stage plus pre-handover inspection to catch and correct details early.

WHO DOES WHAT

iB Homes:

Design advice, engineering, permits, scheduling, build delivery, QA, stage communications, certificate pack.

You:

Finance/land settlement, timely selections & approvals, ensuring services at boundary, and owner-arranged post-handover items.

STEP 5 — HANDOVER & AFTERCARE

Practical completion inspection:

Walkthrough with your Supervisor. Test appliances, note touch-ups, confirm completion timing.

Keys & documentation:

Receive keys, compliance certificates, warranties, manuals, paint/finish schedules, and maintenance guide.

Maintenance window:

Scheduled period for minor items (settlement cracks, door adjustments, silicone tidy-ups). Aftercare team manages closure.

Protect your investment:

Ventilation habits, slab care, sealing natural materials. Plan landscaping, pools, sheds to keep warranties intact.

STAY ON TRACK

- **Decide once:** Freeze selections to protect program & pricing.
- **Plan power early:** EV, induction, solar/battery loads need wiring from day one.
- **Design for daylight:** Orientation and shading reduce HVAC needs.
- **Keep a buffer:** Allow contingency for furnishings, blinds, extras.
- **Ask early:** Small questions avoid big delays.

START HERE

Book an iB Homes planning session. We'll confirm feasibility, optimise your design for your block, and map a straight line to move-in — on brief, on budget, built to last.