


# 10 Mistakes *When building* to Avoid *your new home*

	Mistake	Why it's a problem	Solution
<p><b>1</b></p> <p><b>Insufficient Planning</b></p>	<p>Jumping into the construction phase without thorough planning.</p>	<p>Without a detailed plan, you risk budget overruns, delays, and unmet expectations.</p>	<p>Take the time to plan every aspect of your home, from design to materials. Work closely with your builder to ensure all details are accounted for before construction begins.</p>
<p><b>2</b></p> <p><b>Ignoring the Budget</b></p>	<p>Setting an unrealistic budget or failing to account for all costs.</p>	<p>Unexpected expenses can derail your project, leading to compromises on quality or incomplete work.</p>	<p>Create a comprehensive budget that includes construction costs, permits, landscaping, furniture, and a contingency fund for unforeseen expenses. Stick to your budget and make decisions accordingly.</p>
<p><b>3</b></p> <p><b>Choosing the Wrong Location</b></p>	<p>Selecting a plot of land without considering its surroundings and long-term value.</p>	<p>The location affects your home's value, lifestyle, and future resale potential.</p>	<p>Research location thoroughly, considering factors like school districts, proximity to amenities, and future development plans.</p>
<p><b>4</b></p> <p><b>Compromising on Quality</b></p>	<p>Opting for low-cost materials or inexperienced labour to save money.</p>	<p>Poor-quality materials and workmanship can lead to long-term issues and higher maintenance costs.</p>	<p>Invest in quality materials and hire reputable, experienced professionals. While it might increase initial costs, it ensures durability and reduces future repair expenses.</p>
<p><b>5</b></p> <p><b>Neglecting Energy Efficiency</b></p>	<p>Overlooking energy-efficient designs and features.</p>	<p>Energy inefficiency can lead to higher utility bills and a larger environmental footprint.</p>	<p>Incorporate energy-efficient windows, insulation, HVAC systems, and appliances. Consider renewable energy options like solar panels to reduce long-term costs and environmental impact.</p>

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6 Poor Communication	Failing to establish clear communication channels with your builder.	Miscommunication can result in misunderstandings, errors, and delays.	Set up regular meetings and updates with your builder. Use written agreements for changes and keep detailed records of all communications and decisions.
7 Underestimating the Importance of Design	Not paying enough attention to the design phase or making decisions on the fly.	Design flaws can affect functionality, aesthetics, and overall satisfaction with your home.	Work with experienced designers and architects. Think through your lifestyle needs and future plans to create a functional and aesthetically pleasing design.
8 Inconsistent Decision-Making	Being unclear about important decisions that need to be made during the build	Taking too long to make decisions, or giving your builder mixed messages, can add significant cost and delay to the build.	Assign one person in the family to communicate with your builder. Consider your decision carefully so that once made, it doesn't need to be changed.
9 Overlooking Future Needs	Designing your home for your current situation without considering future needs.	Your home may quickly become impractical as your family grows or your lifestyle changes.	Plan for the long term by considering future family needs, potential expansions, and aging-in-place features. Flexible design options can accommodate changes over time.
10 Not Getting Everything in Writing	Relying on verbal agreements with your builder.	Verbal agreements can lead to disputes and misunderstandings about the scope of work, costs, and timelines.	Ensure that all agreements, changes, and specifications are documented in writing. This provides clarity and protects both parties in case of disagreements.

**Ready to take the next step to your new home?**

Call us today for a complimentary on-site consultation

Kaih  0431 458 307

kaih@orenshawdesignerhomes.com.au