



**CONTRACTS
SPECIALIST**

**Your Essential Pre-Construction Checklist to
Avoid Budget Blowouts in NSW:**

**Build Your Dream Home With
Confidence!**



Introduction

Are you a homeowner in New South Wales (NSW) planning to build your dream home? Worried about your construction project spiralling out of control and breaking the bank? You're not alone. Budgeting for a construction project can be a daunting task, but with the right planning and guidance, you can keep your project on track and avoid unexpected costs.

We've created this comprehensive Pre-Construction Checklist to help you assess your needs and budget, so you can embark on your dream home journey with confidence. This printable guide covers everything from site selection to choosing a builder, ensuring you've considered all the crucial factors that contribute to a successful construction project.



Pre-Construction Checklist

| Item No. | Task | Details/Considerations | Completed (✓) |
|----------|-------------------------------------|--|---------------|
| 1 | Determine your budget | Factor in land costs, construction costs, professional fees, and contingency funds for unexpected expenses. | |
| 2 | Choose your land/site | Consider location, proximity to amenities, and any site-specific costs (e.g., land clearing, grading, and soil tests). | |
| 3 | Research local building regulations | Familiarise yourself with NSW building codes, zoning laws, and any other restrictions that may affect your project. | |
| 4 | Define your project scope | Create a list of must-haves and nice-to-haves to help you prioritise your needs and make informed decisions during the design phase. | |



Pre-Construction Checklist

| Item No. | Task | Details/Considerations | Completed (✓) |
|----------|-------------------------------|--|---------------|
| 5 | Determine your budget | Select a design that suits your needs and budget, and consider customising an existing plan to save on architectural costs. | |
| 6 | Obtain required permits | Secure the necessary building permits and approvals from your local council before commencing construction. | |
| 7 | Select a reputable builder | Research local builders, read reviews, and ask for recommendations. Interview potential builders and request quotes. | |
| 8 | Review and finalise contracts | Ensure contracts include a detailed scope of work, clear payment terms, and a comprehensive warranty. Consult a lawyer if necessary. | |



Pre-Construction Checklist

| Item No. | Task | Details/Considerations | Completed (✓) |
|----------|--------------------------|--|---------------|
| 9 | Set a realistic timeline | Develop a project schedule with milestones to track progress and keep your construction team accountable. | |
| 10 | Plan for contingencies | Identify potential risks and have a plan in place to manage them. Allocate a contingency fund for unexpected expenses. | |





Conclusion

Now that you have your Pre-Construction Checklist in hand, you're better equipped to navigate the complexities of building your dream home in NSW. Staying organised and diligent with your planning can help prevent budget blowouts, ensuring a smoother and more enjoyable construction experience. Happy building!

**Your Essential Pre-Construction
Checklist to Avoid Budget Blowouts in NSW:
Build Your Dream Home With Confidence!**

**Copyright © 2023 Contracts Specialist.
All Rights Reserved.**