

# The Building Blocks of a House Build

There are generally three key costs to a new home build: Land, Dwelling Construction and External Works. For most people, there may also be Funding Costs to consider.



## 1. Land

The purchase value is usually a fixed cost. In some instances, there could be other factors to consider such as an engineered foundation, E-One sewer tank, or a slope or fall across the site. All of which can add additional costs to the base purchase price.



## 2. Dwelling Construction

The construction cost of a home is determined by some key factors such as the overall size and floorplan shape, internal ceiling height, exterior cladding, roof style and foundations. Other considerations such as the number of bathrooms, bedrooms, kitchen design, living rooms, heating and overall specification level will determine the final build pricing.



## 3. External Works

Often boundary fences, driveway and the kerb crossing are required as a minimum by the relevant council or land developer. Additional aspects are patios, decks, service areas, lawns, and internal fencing. These costs will vary depending on the site size, shape, and overall client requirements.



Check out our Ways to Build a Home flyer for more info.

## Funding Costs

There is a balance between cash on hand, the amount of funding needed and the best way to finance your new home build. If a bank loan is required for the land and/or construction, then interest will be incurred when you draw down on each staged payment. For a 'turnkey' package, there will be funding built into the overall price by the builder as they essentially use their own money to secure the land and pay for construction. Your ability to service a loan while a build progresses will be the defining factor in which option is best for you.