

# Building your first home

A first home buyers guide to building or buying a home



**MR.ENTHUSIAST**  
NEW HOMES BY NIK



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# Introduction

**Building your first home is an incredibly exciting journey! Imagine owning a brand new home where you can put your own unique touch right from the start. It's a fantastic and budget-friendly choice for many Australian first home buyers!**

In this guide, we'll dive into all the reasons why choosing a brand new build for your first home is a great option. From awesome government incentives that make new builds easier on your wallet, to the practical perks and lifestyle advantages of living in a brand-new residential community, we've got it all covered.

We'll walk you through different housing and purchasing options so you can find the perfect fit as a first-time buyer. And because buying a new build is a bit different from snagging an existing home, we'll give you a step-by-step guide tailored to different new build scenarios. Remember, doing your research is key to a successful new build, and you're in the right place to start. At Mr Enthusiast, we know that building your first home is a big deal, and we're here to support you every step of the way!

*“Building a brand new home that you can stamp your mark on from day one is an attractive and affordable option for many Australian first home buyers!”*



# The benefits of building for first home buyers

## DO YOU LIKE THE IDEA OF A HOME THAT HASN'T BEEN LIVED IN BEFORE?

Imagine walking into a home with fresh, plush carpets underfoot and a sparkling new kitchen equipped with all the latest gadgets. Maybe you're drawn by the appeal of the first home buyer's grant. Whatever your main motivation is, there are countless other perks to new builds that will solidify your decision to build your new home. Here are just a few:

### BUILDING A NEW HOME CAN REQUIRE A LOWER DEPOSIT

The deposit required for building a new home can vary based on your chosen contract. As a first-time buyer intending to live in the home, you may only need to pay a deposit as low as 2% to 5%.

### YOU MAY BE ELIGIBLE FOR A GOVERNMENT FIRST HOME BUYER'S GRANT

The grant, which is tax-free, is specifically for owner-occupiers, including first-time home buyers who are building a new home.

### PAY LESS STAMP DUTY

In a house and land package situation, you usually pay less stamp duty as it's only calculated on the land component. This is unlike established homes, where the stamp duty is calculated based on the total value of the house and land.

### PEACE OF MIND

You can relax knowing that your new home comes with a lifetime structural guarantee and warranties on all included products.

### EVERYTHING NEW, WITH A BIT OF YOU

When building a new home, you have the opportunity to choose your own finishes, including kitchen bench tops, bathroom tiles, flooring, and other materials, tailored to your personal style. The possibilities are endless - you're only restricted by your budget and imagination!



# New build options to consider

**With an existing dwelling, you're limited to buying that house in that area, and that's it. But with new builds, you have so much more choice.**

You have the freedom to choose where and how you want to live, and you have control over the design of your new home! In this section, we'll walk you through all the exciting new build options available to first home buyers across Australia - from trendy compact townhouses, to cosy residential land communities, all the way to massive properties to suit our larger 8-10 car garage homes and everything in between.

## URBAN RENEWAL COMMUNITIES AND RESIDENTIAL LAND COMMUNITIES

Urban renewal communities offer the perfect blend of old and new - a fresh, customisable home set amidst the charm of an established neighbourhood. These developments are nestled in the heart of existing communities and typically provide options for smaller designs and townhouses near transportation, shops, and amenities. They're an excellent choice for any buyer, including first-time home buyers! In these smaller residential developments, you can build strong connections with your neighbours, or enjoy ample privacy thanks to thoughtful contemporary design.

Alternatively, residential land communities, also known as 'greenfield residential communities' or master planned communities, give first-time home buyers the opportunity to reside in a meticulously planned neighbourhood on a large scale. These developments boast a range of top-notch housing options in desirable locations, complete with all essential amenities conveniently nearby.

Expect to find recreational spaces, community services, transportation hubs, local shopping centres, eateries and cafes within easy reach. Plus you'll forge some strong bonds with neighbours who share your interests, have chances to participate in community activities, and create cherished memories with loved ones in a secure, welcoming atmosphere.





## HOUSE AND LAND PACKAGES

When you secure both a block of land and the construction of your home together, you've got yourself a house and land package. The setup involves two separate contracts of sale - one for the land and another for the house. These packages can either be all-inclusive, ready for you to move in, or you can negotiate some of the inclusions during the planning stage with your builder.

One of the big advantages of house and land packages is that you only pay stamp duty on the land portion. They're often a more affordable option for first-time buyers, especially in residential land communities, where builders offer competitive packages. Plus, with a house and land package, you'll know all your costs upfront, making it easier to arrange your finances.

## GOT LAND? COMMISSION YOUR OWN BUILD

Got your eye set on that perfect lot in your dream location or community? No problem at all! Mr Enthusiast is here to help you prepare for your dream home on your chosen lot. We can provide valuable advice on maximising orientation and design, to ensure you make the most out of your new space.

*"If you can't bear to leave the inner city 'buzz', then off-the-plan house designs and townhouses in smaller developments are a great option for first home buyers"*



# How the new build process works

**Building a new home differs from purchasing an existing property and can vary based on the type of property and purchasing method you choose. It can also differ from state to state and from development to development.**

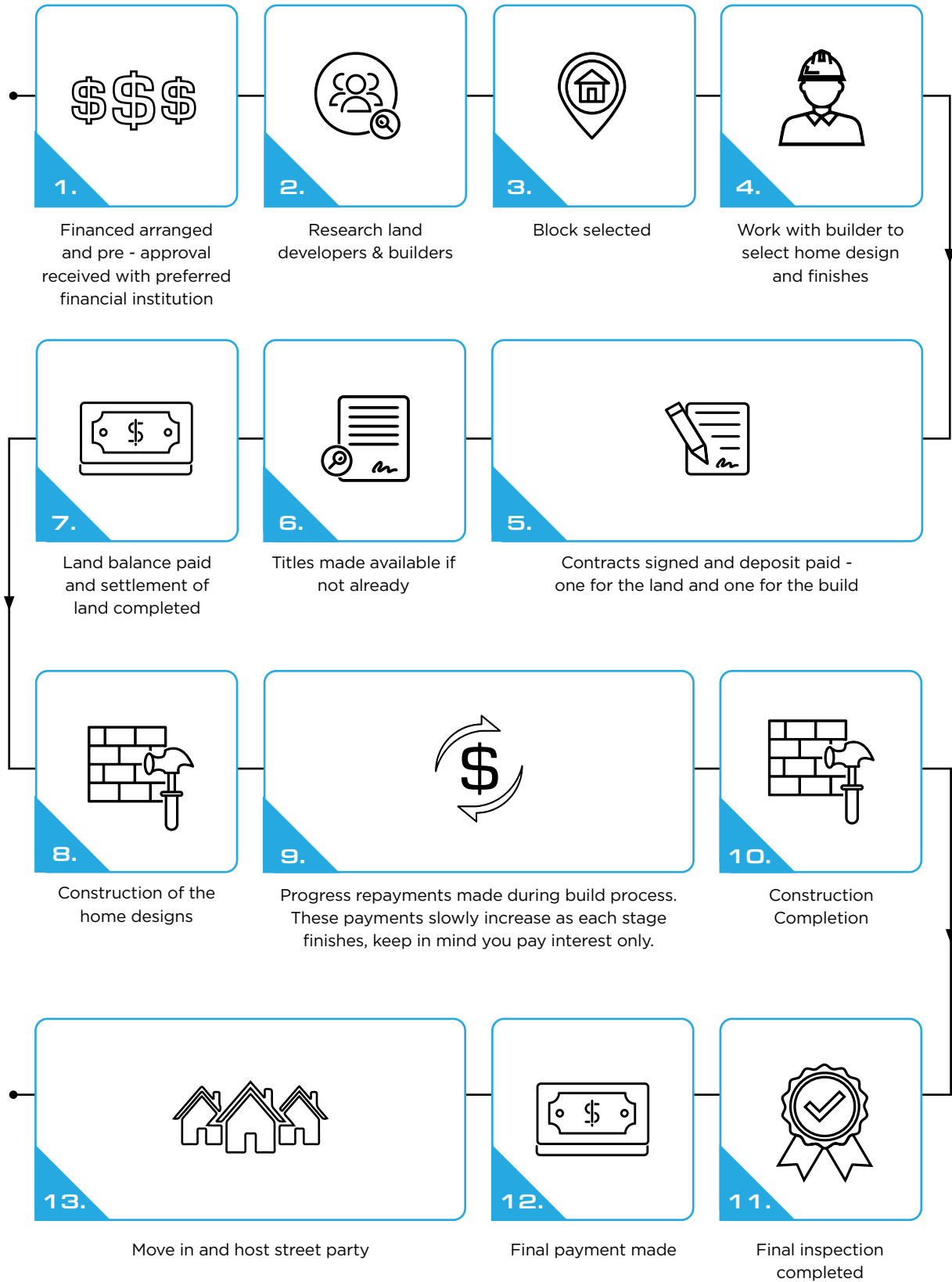
Before committing to a new build - whether it's off-the-plan, a spec home, or something in between - make sure to request information from your builder about the process.

Familiarise yourself with the steps involved before signing on the dotted line. Also, confirm the expected time frame for the entire journey from contract signing to handover day. This way, you can align your finances and the professionals who will assist you at key milestones, such as your mortgage broker and conveyancer. Below we provide a general example of a new build scenario and the steps involved.



## HOUSE AND LAND PACKAGE

Method: Off the plan | Timeframe: 12-18 months





A smiling couple with a dog in a room with moving boxes. The man is wearing a yellow t-shirt and the woman is wearing a pink t-shirt. They are both smiling and looking at the camera. A white dog is sitting between them. In the background, there are several cardboard boxes and a large green plant.

# Getting your ducks in a row

Homeownership is undoubtedly a significant milestone, promising pride, independence, and anticipation as you embark on a journey to build a new future.

Building a new home involves both advantages and risks. However, with careful planning and research, you can minimise potential pitfalls and streamline the process. Throughout the journey, you'll need to manage various tasks simultaneously, from financial preparations to location and home type research, all while balancing your regular life responsibilities. Thus, starting with organisation is crucial for a successful outcome. Here's some guidance to help you get started and ensure a smooth process.

## Understanding your budget:

Before diving into the exciting details of selecting location, exploring residential developments, or envisioning your dream home design, it's crucial to get your finances in order. By understanding your budgetary constraints upfront, you can ensure that your home-building journey stays on track and you stay within your financial goals.

Here are some ways to help you understand your budget and a few things to consider before you start your property search:

- ▲ Establish realistic financial goals and stick to them
- ▲ Determine your borrowing capacity by evaluating your current financial status, including income, expenses, and existing loan commitments
- ▲ Explore various home loan options such as variable rate loans, fixed-rate loans, and split loans, consulting with your lender or mortgage broker to identify the most suitable choice for your circumstances. If you don't have one, we work with some of the best finance brokers in Perth & Adelaide who can help.

*“When it comes to building a new home, it’s easy to get carried away in the details”*

### Organising your deposit:

Wondering about the deposit needed for buying off-the-plan versus a custom property? It’s crucial consideration! With new builds, banks usually require a deposit of 5-20% of the property’s value. If your deposit is less than 20%, you might need to budget for lenders mortgage insurance. When it comes to loan repayments, lenders will assess your ability to pay back the loan. They’ll look at your credit history, income stability, and existing debt levels.

### Organising your paperwork:

There’s no getting around it, buying a home is heavy in paperwork! It’s good to have a basic understanding of what is involved and make sure all of your relevant documents are set aside, ready to go. This includes:

- ▲ The bank will need your financial records for approval, followed by sending you the loan and mortgage documents
- ▲ Arrange home and contents insurance before settlement day for peace of mind
- ▲ Tee up landscaping and fencing as soon as possible if it is included in the package



# Tips for your property search

It's totally worth diving into the research to find the perfect block and community that'll suit you now and in the future. But hey, how do you figure out if it's the one?

Sure thing! Let's explore some important factors together to help you find your dream property. We'll into things like location, long-term planning, and sticking to your budget.

## FINDING THE RIGHT COMMUNITY

### LOCATION

When researching properties, location is key! Think about what matters most to you. Do you want to be near family and friends, or perhaps close to amenities like parks, shops, schools, and transport links? Consider your daily commute and access to essential services like healthcare. Asking yourself these questions will help you prioritise what's most important in your search for the perfect home.

### LIFESTYLE

Before diving into a new community, take a moment to envision your ideal lifestyle there. For families or those planning to start one, proximity to parks, beaches, or recreational areas might be a top priority. If you're a city lover, seek out residential developments with convenient transport links to your work and favorite hangout spots.

### BUDGET

Keep your budget expectations realistic. If your dream community stretches your finances, explore nearby areas for more affordable options. It's all about finding the perfect balance between your budget and your desired location. Keep in mind that your first home may not be your forever home. A few sacrifices initially can help set you up for the future.

### FUTURE GROWTH

Don't immediately dismiss a development or community just because it appears underdeveloped at first glance. Take the time to investigate its future growth plans before making any decisions. Also check for future infrastructure like shops, parks, schools and public transport. Remember that upcoming infrastructure means more property value growth.





## FINDING THE RIGHT BUILDING PARTNER

Depending on your chosen approach to new builds, you might have the flexibility to select who constructs your new home. In master planned communities, you might find several builders competing for your project. Here are some factors to weigh when choosing your builder:

### QUALITY

Consider the quality of workmanship, customer service, materials, and practices. Check each builders current and past build reviews. Display homes can be a false sense of quality of what you will actually be able to build.

### EXPERIENCE

Choosing an experienced builder is likely to pay off in the long run. Seek out builders backed by companies with a track record of similar projects. Check how each builder performed during the past building booms and how they upheld their guarantees.

### DESIGN RANGE

Check out the builder's design range online to see if they specialise in the style of home you're after. Many builders offer a variety of homes tailored to different land types. Understanding your builder's strengths can help align with your land choice.

### STANDARD INCLUSIONS

Be sure to thoroughly review the range of inclusions, as they can vary greatly between different building companies.

### CUSTOMER EXPERIENCE

When deciding on a builder, it can be challenging to determine who to trust. Look for customer testimonials and Google reviews, both positive and negative, to get a sense of their reputation. Trust your intuition as well, do they understand your vision and seem committed to helping you achieve it? Pay attention to their communication style from your initial interactions; good communication early on often indicates a smooth process ahead.

**This is where Mr Enthusiast come in handy. We do the hard research for you to provide the best builders with a proven track record to offer a streamline experience**

*"Doing some research is definitely worth it when it comes to finding the perfect property and community..."*





## Taking the next step

Buying your first home is a monumental decision, and opting for a new build adds an extra layer of excitement to the journey. With so many options out there, it's natural to feel a bit overwhelmed at first. However, armed with the right information and a bit of research, you'll find the perfect property for you.

Once the construction is complete, you'll be turning the key to your brand-new home, nestled in a location and community that fills you with joy. At Mr Enthusiast, we're a national Builder Broker known for designing high quality new homes that promote community connection and enhance people's lives. When you choose to make your first home purchase in one of our communities, you're not just buying a house; you're investing in a promising start to your home ownership journey.



Learn more about Mr Enthusiast and the many projects we're developing across Australia.

**SEE OUR PROJECTS**

[mrenthusiast.net.au/client-journeys/](http://mrenthusiast.net.au/client-journeys/)

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