

HOME BUILDING *guide*



MR.ENTHUSIAST
NEW HOMES BY NIK



We understand that building a home can be a challenging process, and finding clear, reliable information isn't always easy. That's why we're here to support you.

Whether you're already on the path to building your dream home or just starting to explore the idea, knowing what lies ahead can help you make confident choices and enjoy lasting satisfaction in your new space.

To make things easier, we've created a quick overview of what you can expect when you build with Mr Enthusiast and our panel of vetted builders.



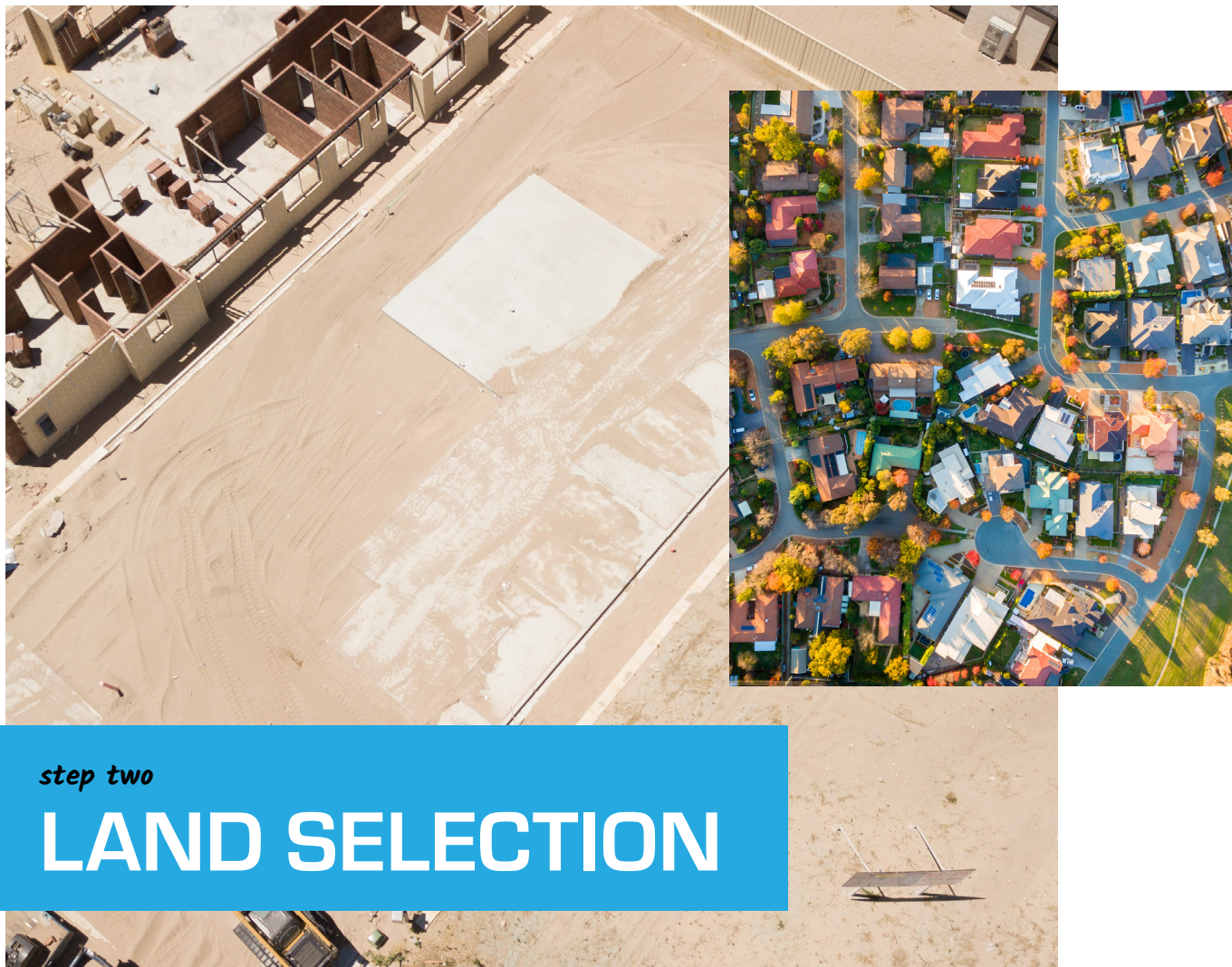
step one

BUDGETING

At Mr Enthusiast, you'll have the support of our experienced Finance team, here to guide you in setting a realistic budget and finding financial solutions that suit your unique situation. Whether you're after low deposit home loan options, curious about first homeowner grants or government support, or simply looking for budgeting advice, our free Finance Assessment is designed to give you a clear picture of where you stand financially and help you explore your options.

During your assessment, our knowledgeable Finance Broker will [assess your situation](#) to look at your full financial picture - everything from income and expenses to credit history and any existing debts. With this thorough review, and deep understanding of the lending market, we can out your borrowing power and suggest home loan options that are the right fit for you.

Getting your budget sorted is one of the most important first steps in the home-building journey. Before you commit to a block of land, choose a builder, or fall in love with a home design, it's crucial to know what you can comfortably afford. This means thinking beyond just the land and build costs—permits, finishes, and unexpected expenses should all be factored in. Having a financial buffer gives you peace of mind as you move forward [with the entire process](#).



step two

LAND SELECTION

Lifestyle is just as important as the home itself, so it's a smart move to look into the amenities and services available in the suburbs you're considering. If starting a family is on the cards, things like nearby schools, parks, public transport, shops and recreational facilities should be part of your decision-making (because let's be honest, who wants to drive 20 mins for some milk and eggs).

Thanks to our strong connections with local developers and real estate agents, Mr Enthusiast stays in the loop when it comes to new land releases, future developments, and [sometimes](#) off-market opportunities. Whether you have a specific location in mind or need some guidance, we can help you find land that fits your needs.

Every block is a little different - its size, shape, slope, and orientation can all impact the design and cost of your home. That's why picking your block first is a smart strategy. It lets you make the most of what the land has to offer and helps avoid unexpected compromises down the track. We are here to help you secure the right block in a great area that suits your ideal home design and stays within your budget.

[The last thing you want to do is to overspend on a block and then not have enough budget for your dream home \(either because it's too expensive or the plan doesn't fit on the block\).](#)



step three

BUILDERS

One of the biggest decisions you'll make on your home-building journey is choosing the right builder—and it's worth taking the time to do your research. It's important to look closely at what each builder includes in their packages. The cheapest option isn't always the best one, so make sure you understand the timelines, what's included in the price, the specifications, and any [guarantees](#). These details can make a big difference and help you avoid unexpected issues during the build.

If you choose to build with Mr Enthusiast, you'll have access to our handpicked panel of trusted builders - each one carefully selected based on quality, reliability, and great customer feedback. These builders have been tried and tested, and we're proud to put our name behind them.

We will work with you to match your vision and budget to the right builder and floorplan, whether that means going with a pre-designed home floorplan or creating something more custom to suit your [block of land](#) and lifestyle.



step 4

FINANCE SUPPORT

Before the build kicks off, there are a few important steps that need to happen behind the scenes. This includes site inspections and surveys, which help finalise your working drawings and make sure everything is ready to go.

At this stage, the [builders](#) administration team will also take care of preparing your contract documents and addenda, as well as lodging any applications for building permits or planning approvals - so everything's lined up and ready when it's time to start on site.

Once your contract is signed, a copy will be sent to your [finance](#) broker to secure formal finance approval. If you don't already have a broker, we've got you covered - Mr Enthusiast works closely with an experienced Finance Broker from Oui Finance, who can guide you through the entire process. From your first appointment to settlement, they'll help you find a finance solution that fits your needs and keeps your home-building journey on track. [They even help you after the build - whether it's to refinance or do valuations. The service with Mr Enthusiast doesn't stop when you've picked up your keys and neither does the service from our finance broker.](#)



step five

PRESTART CONSULTATION

This is where things start to get really exciting! During the prestart phase, you'll sit down with a friendly prestart consultant to go through all your design choices, upgrades, and electrical layout. This is your chance to personalise your home - everything from taps and tiles to benchtops and paint colours is on the table.

If you're feeling unsure or overwhelmed by the options, don't worry - our experienced team is here to guide you. Whether you've already got a vision in mind or need help bringing your ideas to life, we'll offer advice and inspiration to help make it all come together.

Everything discussed and decided during your prestart meeting - including selections, upgrades, and approvals - will be carefully documented to ensure your home turns out exactly as planned.



step six

SITE UPDATES

Once all the paperwork is signed off, it's time to get things moving on-site. The first step is earthworks—this is where the land is levelled and prepped for construction. From there, the concrete slab is poured and given time to properly cure, creating a strong foundation for your new home.

After the slab has cured, things really start to take shape! You'll see brickwork going up, followed by the installation of your window and door frames. Then comes the roof, along with important work like plumbing and electrical rough-ins that are completed before internal finishes begin.

Throughout the build, the team at Mr Enthusiast will be doing monthly construction runs to keep you in the loop. We'll snap progress photos and share updates so you can see your dream home coming to life, step by step. And of course, if you ever have questions or just want to chat about where things are at, the Mr Enthusiast team is always here to help—no question is too small!



step seven

LOCK-UP STAGE

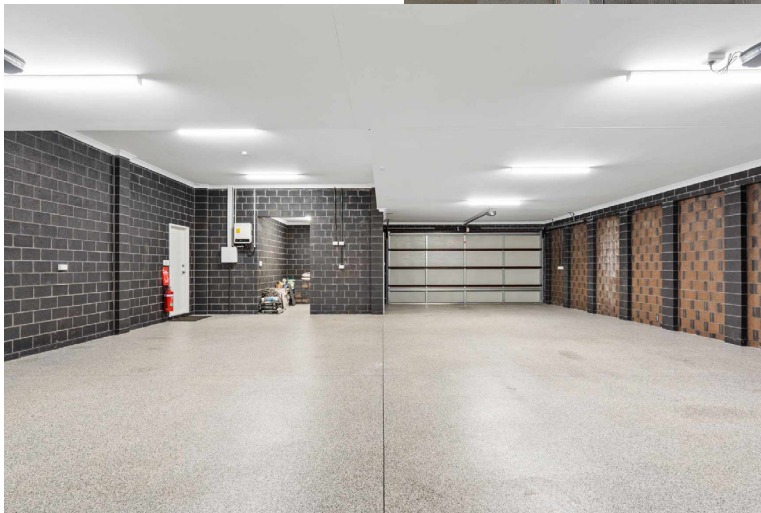
Once your build reaches the lock-up stage, things really start to come to life - your home will finally start to look like the one you've been dreaming of! The external structure will be complete, meaning it's time to shift focus to all the exciting finishing touches inside.

This stage includes installing internal fixtures and fittings, cabinetry in your kitchen, bathrooms, and laundry, plus laying tiles, painting door frames, and getting your kitchen appliances in place.

Even better? Your home will now be fully secured—protected from the elements and locked up safe from curious eyes, so everything inside stays on track and looking great.

step eight

PRACTICAL COMPLETION INSPECTION



As your home nears completion, you'll be invited on-site for a Practical Completion Inspection. This is your opportunity to walk through your new home and check everything over before handover. Together, we'll create a list of any items that need a final touch-up or adjustment to ensure everything meets your expectations.

If you'd prefer a more experienced eye by your side - or handling it for you - we've partnered with a trusted independent building inspector who can join you on the day or complete the inspection on your behalf. It's just another way we're here to make the journey stress-free and give you peace of mind. [\(We highly recommend this option. This is your biggest purchase in your life – it can't hurt to have another set of eyes run over everything with their knowledge and experience\).](#)



step nine

KEY HANDOVER

It's time to celebrate - your dream home is officially yours! Once your final inspection is complete and your account is settled, the builder book your key handover meeting. This is when you receive your keys, garage remotes, manuals, and warranties.

But that's not all - Mr Enthusiast will be there too, ready to welcome you into your new home with a special handover information pack and, most importantly, your handover gift: a beautiful painting to help you start this new chapter with heart and style. It's our way of saying congratulations and thank you for letting us be part of your journey - [now go drill a hole in your brand new wall!](#)

step ten

COMMUNITY



Just because you've moved in doesn't mean the journey with us ends there. At Mr Enthusiast, we're still right here with you, ready to support you every step of the way - even after handover.

Once you've had some time to settle into your new home, the builder's Maintenance Team will get in touch to guide you through your maintenance period. This is your opportunity to flag any issues or touch-ups that need attention, so we can make sure everything's working as it should be.

And as for Mr Enthusiast? Our service doesn't stop at handover. We'll still be checking in, happy to answer any questions, and always just a call or message away. Plus, as part of the Mr Enthusiast family, you'll be invited to join our growing community of first-home legends through exclusive client-only events—because we're here for the long run, not just the build (plus it's a good excuse for a fully paid for day out and to meet other like-minded legends).