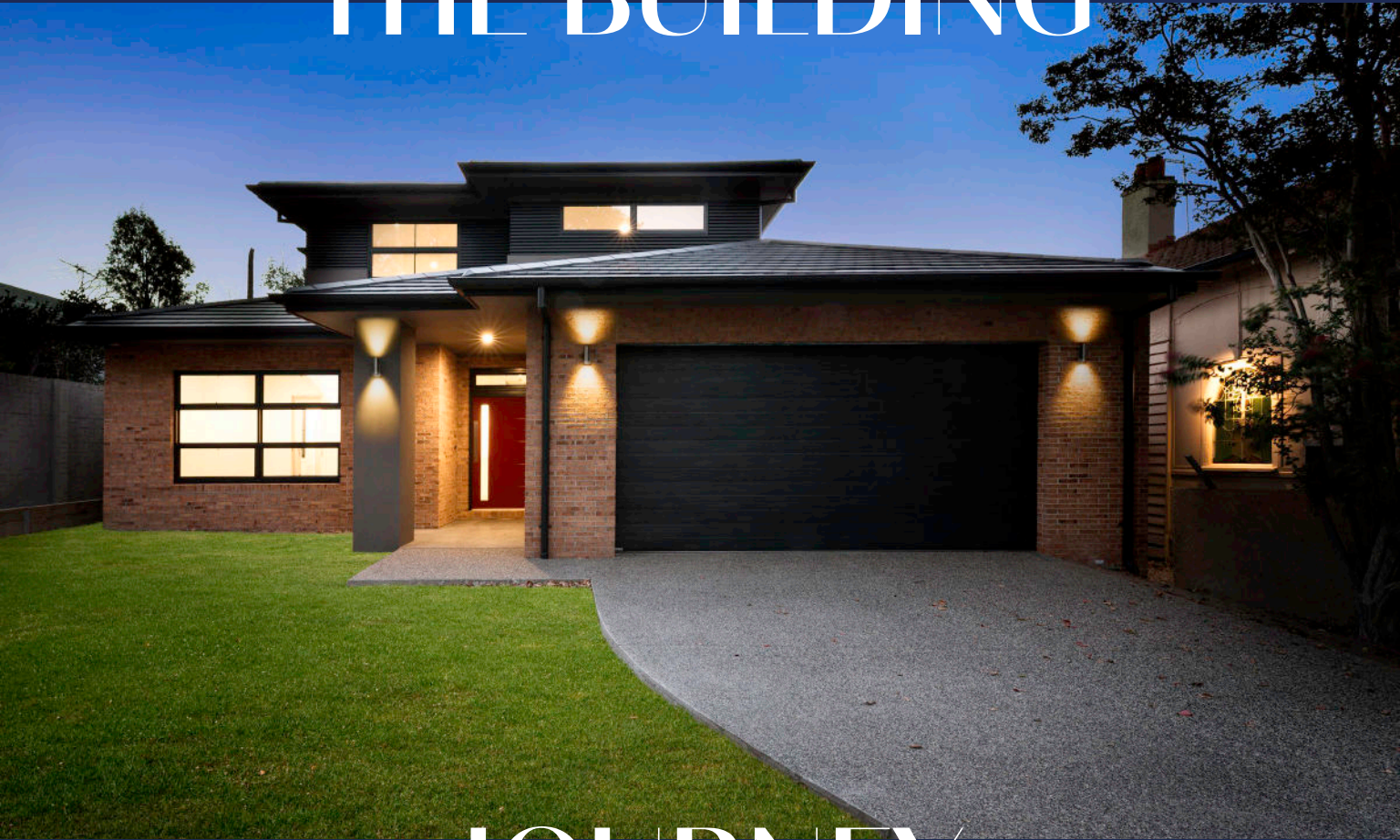


# THE BUILDING



# JOURNEY

RAMSAY  
— BUILDERS —

## INTRODUCTION

*A building journey is one of the most exciting adventures you can embark on. And, like any journey, the best ones are planned.*

That means partnering with a reputable builder with proven results – someone who is dedicated to seeing your home built to your exact specifications, with minimal delays, and without breaking the bank.

Here at Ramsay Builders, we have an unrivalled passion for luxury residences. Our expertise, commitment to service, and proven success means we have all the tools we need to construct outstanding new homes.

Thinking about starting your building journey, but don't know where to start? Read our handy e-book for everything you need to know.

# Is now the right time to build?

## Chapter // 01

It's the ultimate question, isn't it? And as the construction industry continues to experience increasing building material prices, skilled labour shortages, and supply chain issues, you may be tempted to shelve your dream build and wait it out.

But here's what we need to remember: the construction industry, like many other industries, is constantly changing and it's up to us to evolve and adapt.

Although it may seem like the odds are stacked against building a new home right now, choosing to go ahead doesn't necessarily spell trouble. Not if you do your research and carry out all the necessary checks on your chosen builder.

For example, ask yourself:

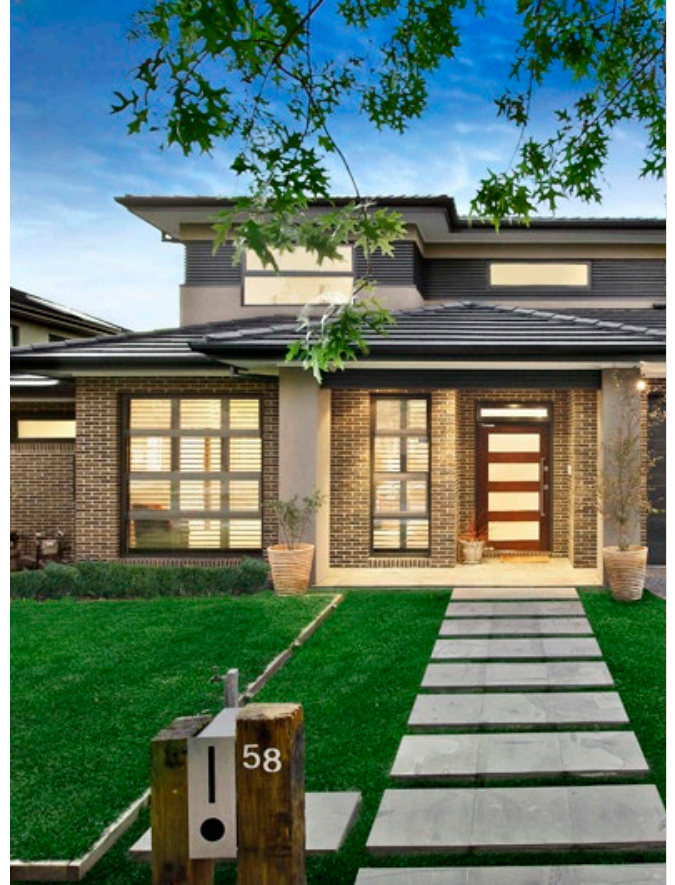
- Are the builders I'm researching financially sound and not at risk of collapsing during construction?
- Do they have good references from past clients and trades they work with?

- Will they provide a detailed quote?
- What is included in my quote?
- How long is the quote fixed price in for?

These questions will help you in your decision to build and the builder you choose.

At Ramsay Builders, it's all about transparency and communication. We will keep you up to date with any price or supply changes and, should the situation arise, provide alternative options to remain within your budget.

The cheapest quote may not always be the most viable going forward. Choosing a reputable and experienced builder makes all the difference.



# Love where you live?

## Chapter // 02

One day you may wake up and realise you've fallen out of love with your home. You adore where you live, the community, and the surroundings – but the house itself could use some work. Perhaps space is an issue, or it's simply time to bring your '70s kitchen into the modern era.

**If this sounds like you, then knocking down your existing home to rebuild a new one could be the solution for you. So what are the benefits?**

### **KNOCKDOWN REBUILD**

As its name suggests, a knockdown rebuild involves knocking down your existing property and using the land to build a new home. This means you'll have the freedom to design a custom home to suit your lifestyle, while saving on the charges involved with building new – such as stamp duty and land taxes.

You'll stay where you love living – next to your neighbours and in your local community – and you'll have your dream home to enjoy, with its up-to-date layout and brand new design to fit your needs.

A knockdown rebuild brings the opportunity for sustainable building practices and better efficiencies

such as insulation and lighting. It also allows you to integrate the latest technology into your home, bringing convenience to every room. You can optimise the orientation of your home on your block, and consider whether you want to capitalise on solar efficiency.

At Ramsay Builders, we've been involved in hundreds of knockdown rebuild projects and we know how to navigate all the necessary requirements, including all permits required by council. You can rest assured your build will comply with all regulations and be confident that our knowledge and experience will assist you in making the entire process more efficient, which means you'll be enjoying your new home sooner.









# How do you define your dream home?

## Chapter // 03

**Imagining your ideal home can be as thrilling as it is overwhelming! From how many bathrooms you need to the butler's pantry you've been dreaming about, there's a lot to think about.**

Creating a design brief is always an excellent place to begin your building journey, but what's the next step?

Choosing a builder whom you can trust with your vision.

Take Ramsay Builders for example.

## OUR CUSTOM DESIGN CHECKLIST

When you choose our team to create a custom home, for example, we'll start by talking to you about your design brief. We'll ask you a selection of questions to learn more about your lifestyle and what your end goal is.

We call this our custom design checklist, which allows us to identify your must-have items and how best we can create the space you live in.



## CUSTOM SPECIFICATION CHECKLIST

Once we've run through your design brief, we'll move on to the details!

Our custom specification checklist was thoughtfully designed to make sure every element of your new home is considered, from the flooring to the kitchen. This way, we can design, quote and build your home to your exact specification.

Some of the things you'll find in our detailed breakdown of specifications include:

- Cladding: We'll give you a range of cladding options for you to choose from. These include brick, brick and acrylic, Hebel, and render
- Roofing: Choose from terracotta tiles, Colorbond steel sheeting, and concrete
- Kitchen: We'll detail every aspect of the kitchen, including benchtop and cabinetry materials, door and drawer styles, splashback design and your desired basin. We'll also leave space for you to list your required appliances and any particular brands you'd like to purchase
- Flooring: This area is separated into three sections – living area, wet areas, and shower base.

And this is just the beginning!





# What do you need before beginning your build?

Chapter // 04

Your house is looking great on paper, so what's next?

## SELECTING A BUILDER!

We know how overwhelming this part of the building journey can be. After all, you are placing your trust – your hopes and dreams – and, many would say, the single biggest financial investment you will ever make in the hands of someone you're about to meet.

Fortunately, at Ramsay Builders, we draw on our knowledge and expertise to help you choose the right candidate for your project. Consider these key questions.

### DO THEY HAVE THE RIGHT EXPERIENCE?

If your project is located on a sloping block, for example, you will want to engage a builder who specialises in this type of geography.

### CAN THEY OFFER WHAT YOU NEED?

Can your builder complete the job within your desired timeframe, without compromising on quality? As you reach out to the builders you're interested in, ask them about their capacity. Are they managing other jobs during your ideal building period? And how big or small will their team be? What time of year are they likely to begin – will the weather affect construction?

Most importantly, ensure your builder is on the same page as you and understand you – your vision.

## WHAT'S INCLUDED IN MY BUILD PACKAGE?

It's easy to experience tunnel vision when on your building journey. All you see and all you want is the finished product – exactly how you imagined it. But people often find themselves feeling disappointed when they realise they were expecting more than what was set out in the specifications and plans.

If it's your first time building, it's can be difficult to know if you're missing anything.

For a clear idea of what to expect, ask your builder these questions:

- Is my budget realistic for what I'm trying to achieve?
- What counts as an additional or included cost?
- Does my builder have everything they require from me to begin the design and build?
- Can I supply my own purchased items and who installs them?
- What's NOT included in my builder's package?

# Demystifying the Design & Construct process

## Chapter // 05

For some, the building journey begins with an architect who will develop the plans for your home. Then comes the builder. Although this process works, there are risks of budget blowouts, extended timelines, and miscommunication between architect and builder.

Why? Because choosing to design a home based solely on an architect's pricing can lead to discrepancies and changes in your final design that may end up costing you more. Not only that, but it can also delay the progress of your project.

If you're eager to avoid this, then allow us to introduce you to our design and construct service.







As the name suggests, this is an all-in-one service that secures your vision through a collaborative approach between your builder and the design team. You will be guided by our team of trusted professionals to build your home within budget, on time, and to the exact specifications detailed by you from day one.

By choosing our design and construct service, you'll work with the builder and designer to agree on a budget, as well as plan for unforeseen costs, should they arise.

As a design and construct builder, we have a thorough understanding of the cost breakdown, from labour to materials, so we will help tailor a design that fits your needs and your budget. We'll also provide alternative building methods that can help save on time and costs, without compromising on quality to still achieve your desired vision.

Not to mention, you'll enjoy the convenience of having just one main point of contact throughout your build. No back and forth, just a streamlined, straightforward experience.

Forget the hassle of multiple parties working around each other, rather than together. At Ramsay Builders, we have proven processes to ensure we keep your build within budget and timeline.

# Expert tips for choosing selections

## Chapter // 06

Choosing the selections for your new home is one of the most exciting parts of the building journey. From door handles to grout colour, tile laying pattern to paint colours, these choices make a home truly yours. But with an abundance of options available and luxury inspiration from the likes of social media and co., it's easy to get carried away.

**So, how do you know if you're choosing the right selections for you? Use these expert tips.**

### STICK TO YOUR BUDGET

It's always wise to create a priority list of your needs versus selections that you like but don't necessarily need in your home. With a budget set from day dot, you'll know when to stop. Working with a reliable and trustworthy builder can also help you stay on budget or find alternative selections at a lower cost, without compromising on quality.

### COMMUNICATION

This appointment is integral to us understanding your vision and the design style that suits you. With decades of experience under our tool belt, we know just how important it is to be available to you.

You will have direct access to Ramsay Builders' Director, Brett Ramsay, throughout your project, so any concerns or questions you might have will be managed promptly and professionally.

### MAKE SELECTIONS EARLY

Although some changes are almost always necessary in any home build, making selections early can help avoid this. That's why we recommend partnering with a builder who discusses your selections sooner, rather than later.

At Ramsay Builders, one of our first appointments with you is the design and specification brief (inclusions and specifications). Here, you will consider how many bedrooms are needed; the style of kitchen, dining and living rooms; outdoor living space design; how many storeys are required; and the specific fittings.

We'll also discuss the areas to be tiled, the brand of timber flooring, the appliances, and other elements required to deliver the home you want.

And, because we understand what a significant financial investment building a home is, we'll discuss the areas where we can save you money by selecting a different material, product, or method that delivers the same quality results.







THE DETAILS THAT DEFINE A LUXURY HOME;

# Provincial Project Feature

Chapter // 07

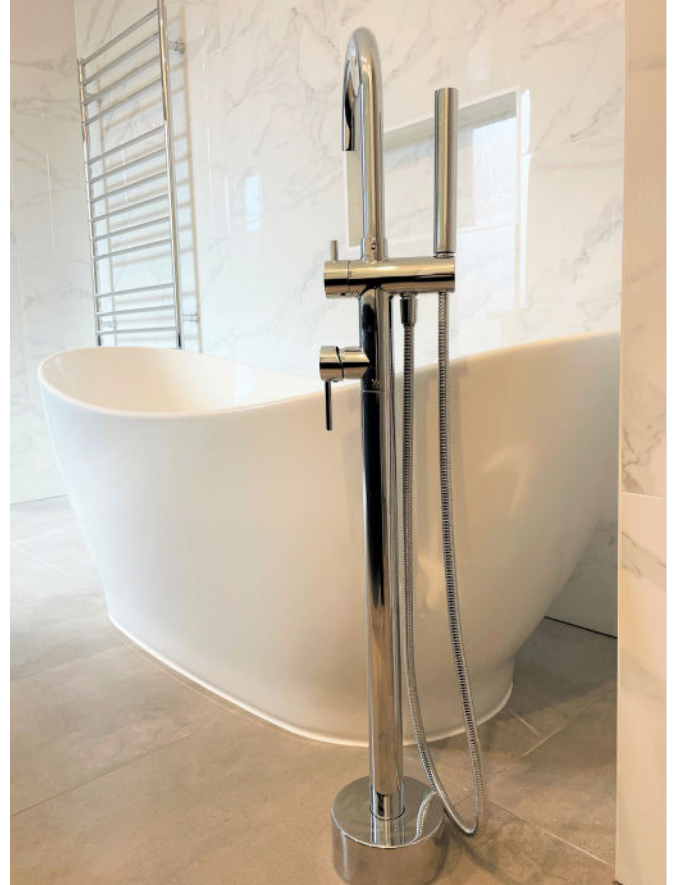
We embarked on this project with our client who wanted to create and build a provincial-style home. Their brief was for their home to fit with the aesthetic of the street yet stand out with its own unique character.

Taking the timeless Provincial-style home character, with intricate façades and gables, and warm, sophisticated interiors, we crafted a home to meet the current needs of our clients, as well as what they wanted for the future.











**The detail of this home is what sets it apart. We paid close attention to the Southern French styling, ensuring the exterior of the home followed Provincial principles.**

From high gables, to textured stone to trimmings, we ensured the chosen colours harmonised with the homes' surrounds, giving a sense of presence to the street.



It was the same for the interior, taking cues from Provincial-style homes to ensure a feeling of everyday elegance. The spacious entry with its magnificent chandelier and timeless hallway lamps immediately set the tone. Timber flooring marries both tradition and contemporary, and the architecturally designed feature window allows natural light to illuminate the space.

The kitchen is the heart of this home, and its luxe cabinetry and stunning island bench make it the perfect place for family and friends to gather. Practicality meets elegance with plenty of storage behind considered cupboard detailing with contrasting fittings and fixtures.

The bathroom is a stunning minimalistic space, with an inviting yet elegant feel. Oversized natural stone tiling is reflected in the wall-to-wall mirrors. A stylish white free-standing bathtub features silver tapware, with a wall niche for clever storage.

The home is a testament to attention to detail, both inside and out, and it was a pleasure to collaborate with our client to make their Provincial-style home dream come true.

# How to get the most out of your building budget

## Chapter // 06

There are a handful of things to consider when you build a home, and setting your budget should be at the top of your list. The good thing is that a quality home is affordable and will provide good value both now and in the future. Both the design of your home and the materials you use are an investment in your lifestyle, and it's important to choose what's right for you, both now and in the future.

Custom means flexibility, as well as originality – it isn't a carbon copy of another house plan, so it can take time to quote and prepare your documentation to be ready to build. For any project, we recommend thinking about your must-haves, versus your wants. What do you absolutely need in your home to function? If your existing kitchen receives a lot of foot traffic, then perhaps a bigger space is required. In comparison, what would you love in your home if there's space in the budget? A home cinema, for example, or a skylight?

Other things to consider include:

- Your site conditions
- The design and layout
- The structural design of the dwelling
- Council and state design requirements specific to the site
- Availability of essential services
- Scope of works
- Material and finishes specifications.

Make sure your budget has room for unforeseen circumstances, too. For example, the discovery of asbestos during the demolition of an existing home, or upgrading appliances, fixtures, or fittings. Ensure your builder allows for variations and changes to the contract before you sign up.

And, lastly, think about where you will live during construction. Are you remaining in your home, renting, or staying with family or friends? This is something that could affect your overall budget.

# RAMSAY

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BUILDERS

Having built many homes of all different sizes, budgets, and designs, our procedures and systems are backed up by real-life experience. We will guide you along the right path to your dream home, advising you on what will work, the building process, and areas specific to you. Get in touch with the team at Ramsay Builders to start planning your building journey.

## GET IN TOUCH

ENQUIRE NOW

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