

BINGARA GORGE



Understanding the home building process

Building a home is an exciting venture and understanding the process is key to making informed decisions. David Shorten, Metricon's General Manager NSW, shares insights into what Bingara Gorge homebuyers need to know prior to starting the home-building journey.

Bingara Gorge and Metricon are hosting a one-off event on Saturday 26 October, 2024 (10am -11.30am) where purchasers can save up to \$158,000* on selected home and land packages within the estate.

*T&Cs apply. Register here [VIP Home & Land Event at Bingara Gorge Tickets, Sat 26/10/2024 at 10:00 am | Eventbrite](#)

Metricon home and land packages in Bingara Gorge start from \$1,154,247*.

There are six important steps to consider and explore. These include initial planning and design phase, financing and budgeting, pre-construction stage, construction process, post-construction and handover and finally customer experience.



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Initial planning and design phase

The first steps when building a new home involve setting a realistic budget, selecting a design that fits your lifestyle and finding a reputable builder. It is also crucial to research both the location and land to ensure they meet your needs. "Visiting display homes and reviewing floor plans can offer clarity on what you truly want and need in your new home," says David.

Choosing the right home design is a personal process. Buyers are often guided through a variety of home designs to ensure each one aligns with their lifestyle and budget. Customisable floorplans are available to allow flexibility as needs change over time. Design centres like Metricon's Studio M (<https://www.metricon.com.au/the-studio-experience>) offer a place where buyers can select finishes, fixtures and upgrades that reflect their personal style.

Personalisation is essential in creating a home tailored to individual needs. Buyers can modify key aspects of the home, from choosing façade material, mixes and taps, bench tops and cabinetry. Consultants assist with selecting everything from interior finishes to exterior materials, ensuring a smooth and personalised design process.

Finance and budgeting

Securing the right financing is an essential part of the home-building journey. Transparency in pricing helps potential homeowners understand the total cost of their build including any possible upgrades. Home loan options are widely available, and buyers are encouraged to choose financing that suits their needs.

It's important to stay within budget throughout the building process. Clear upfront pricing can help reduce surprises, allowing for better financial planning. This includes factoring in any potential upgrades from the start to avoid overspending later.

According to David, home buyers should also be mindful of unexpected costs that may arise, such as landscaping or site-specific requirements like retaining walls. "Early planning for these costs is crucial, and site inspections can help identify any challenges before construction begins."



Pre-construction stage

The pre-construction phase generally takes between two to six weeks, depending on council approvals and complexity of the project. During this time, soil tests, site inspections and necessary paperwork are completed to ensure everything is in place before building begins.

"Communication during this stage is key," David explains. Regular updates ensure that homebuyers feel confident about the progress, knowing that all necessary approvals are being handled efficiently.



Construction process

Once construction begins, the timeline can vary based on the design and size of the home, with most builds taking around 26 weeks or longer. Quality assurance programs are in place to ensure standards are met throughout the process, providing peace of mind that the home is built to last.

Key milestones during the construction process include:

1. Base stage - Preparing the site and laying the foundation.
2. Frame stage - Erecting wall frames and roof trusses.
3. Lock-up stage - Installing the roof, windows and doors.
4. Fixing stage - Completing interior work like cabinets, doors, and plumbing.
5. Completion stage - Conducting final inspections and preparing for handover.

During construction, homeowners are kept informed through regular updates, typically from a site manager who ensures transparency throughout the process.

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Post-construction and handover

Upon completion, a final quality inspection is conducted before the handover. The handover process usually includes a walkthrough of the home, familiarising homeowners with appliances and systems before officially handing over the keys.

Post-construction support is available to address any issues or concerns.

David highlights that ongoing support is crucial in the months following the handover. Maintenance advice is provided to help new homeowners care for their property, ensuring that it stays in top condition.

"Regular inspections and general upkeep will help preserve your home in its best shape over the years," he advises.

Customer Experience

David stresses the importance of ensuring a positive customer experience throughout the home-building journey. Open communication, clear timelines and quality assurance programs can significantly reduce stress for buyers, ensuring the process remains smooth and enjoyable.

"From planning to handover, maintaining a seamless experience is essential for client satisfaction and a focus at Metricon for all customers."

David concludes.



By understanding the home-building process and staying informed, prospective homeowners in Bingara Gorge can navigate each stage confidently and build a home that meets their long-term needs.

Learn more about the home building process at <https://www.metricon.com.au/building-with-metricon>

