

HOME DESIGN SHOWCASE






Magnolia Table



BEAUTY TEA





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**Impress for less, while still living
with OPULENCE.**

UP TO \$60,000 WORTH OF EXTRA VALUE FOR ONLY \$10,000

We want you to move into your Better Built Home for the first time and feel like you never want to leave! We believe that quality starts with getting the details right from the start. To give your home that 'wow factor' we have created this upgrade package to include those little luxuries and details that make your house, your home and we are proud to offer you both quality and choice.

Start living Better with INSPIRE.

UP TO \$35,000 WORTH OF VALUE, FOR ONLY \$10,000

To explore our complete range of standard inclusions, pick up a copy of our Better Built Homes "Inclusion & Promotion" booklet or visit our website.



Why Better Built Homes?

Better Built Homes are specialists with more than 165 years experience in building new homes. Our great team is here to help, from old home demolition to organising council approval; from design and construction right through to the wonderful moment when we present you with the keys to your brand new home.

We take all factors into consideration, including building code regulations, your specific block of land and your chosen home design.

2023 HIA Winners

We believe in being totally transparent with you about your project and offer the end price upfront - just one of the many reasons why we won Australia's most coveted contested housing award, the 2023 HIA Most Professional Medium Builder in NSW.

2023 Local Business Winners

We have also taken home the Penrith Local Business Award for trade and supplier category. With this win, it gives us great honour for the local

community and relationships we've built over the past year as your local home builder.

State of the Art Colour Studio

We have a brand new state of the art colour studio located at our new head office. This colour room consists of 3 kitchens and 6 bathrooms, along with a brick selections courtyard, pristine Colorbond and James Hardie materials and so so much more!

Our team members know that construction can be a very nervous time for you. They'll provide valuable assistance, guidance and assurance all along the way, keeping you informed of progress so you know exactly what's going on at all times.

We pride ourselves on clear, precise, and prompt communication. Your phone calls and emails will be answered swiftly, and, in fact, we will probably pre-empt many of your questions. You can't get more transparent than that, and that's the way we like to do business with our customers.



Progress Payment Schedule

SYDNEY REGION

Pre - Construction	Greenfield	KDR/ Brownfield	Acreage	H&L	Bespoke
Tender Fee (Will be shown on the tender as a credit off the final contract price)	\$950.00	\$1,200.00	\$1,200.00	\$5,000.00	\$1,200.00
Tender Acceptance Fee	\$3,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Initial Plan Approval / Approval Fee	\$7,000.00	\$10,000.00	\$10,000.00	Contract	\$10,000.00
Total Fee Paid Pre-construction	\$10,950.00	\$16,200.00	\$16,200.00	\$10,000.00	\$16,200.00
All Fees are deducted from final build price					

CONSTRUCTION START

SLAB	15%
FRAME	15%
BRICKWORK	15%
ROOF	15%
INTERNAL LININGS	15%
LOCK UP	15%
PRACTICAL COMPLETION	10%
	100%

A modern living room with a white sofa, a coffee table, and framed art. The room is bright and airy, with large windows and a clean, minimalist aesthetic. The sofa is adorned with several patterned and solid-colored pillows. The coffee table is white and holds a small potted plant, a stack of books, and a decorative object. The walls are white, and there are framed abstract art pieces. The ceiling has recessed circular lights.

GREEN FIELD

Denoting or relating to previously undeveloped sites for commercial development or exploitation.

KDR / BROWNFIELD

Denoting or relating to urban sites for potential building development that have had previous development on them.

ACREAGE

An area of land, typically when used for agricultural purposes, but not necessarily measured in acres.

HOUSE & LAND

An arrangement where the builder offers a range of house designs or floor plans that can be built on specific lots within a planned development or subdivision.

BESPOKE

Designed to meet the precise requirements and desires of the individual or client, setting it apart from the mass-produced or off-the-shelf home designs.

Our 8 Step Building Journey



STAGE 1 HOME SELECTION AND REQUESTING A TENDER

It's easy, choose one of our designs and façades to suit your land, lifestyle and budget. We will arrange for a site inspection of your land and order preliminary planning documents and other relevant property information) upon receipt of your Tender Request fee.



STAGE 3 PLAN PREPARATIONS & EXTERNAL SELECTIONS

- a. Your complete set of house plans are prepared.
- b. You visit the brick yard to choose your bricks and external colours. This will need to be done prior to attending your Plan Presentation Meeting.
- c. You will need to attend the Plan Presentation Meeting in person at our head office to view your plans. Once you accept your plans and pay your Submission fee, no further structural changes can be made.
- d. As part of our quality control process, you will be asked to sign off on your plans.



STAGE 2 FIXED PRICE TENDER

We prepare a tender based on the information collected. The Tender is presented and explained to you in detail by your New Home Sales Consultant at our head office. Once you accept and pay the Tender Acceptance fee, we will prepare your presentation plans.



STAGE 4 FINALISING YOUR SUBMISSION PLANS

Submission Plans are finalised by our drafting department with any final adjustments and external colour selections added to the plans at this point our external contractors can complete BASIX and NaTHERS assessments.



STAGE 5 INTERNAL SELECTIONS

- a. Attend your carpet, tile and electrical selection appointments with our suppliers.
- b. Once the relevant selections have been made at these appointments you'll need to make an appointment with our Colour Consultant to finalise all selections (Kitchen colours and materials, wall colour, bathroom fittings etc).
- c. Prior to the colour consultation you will need to become familiar with our Colour Selection Guide, The more familiar you are the easier your selections will be.
- c. Our Colour Consultant will guide you through what is included in your Tender and provide a variation for anything you select that is over your Tender amount.
- d. Final Colour Documents will be signed off



STAGE 6 APPROVALS

- a. Building approval timelines will vary as each council, certifier & developer have different guidelines that need to be met.
- b. We endeavour to create plans that will meet all the guidelines, however all plans are subject to council or certifier approval.
- c. Once Developer/Council/ CDC approval is met, consultant reports are ordered and a construction certificate can then be obtained if required.



STAGE 7 A BUILDING CONTRACT

Once the colour selections are completed and signed off, the certifier is ready and all documents, variations are obtained and completed. We can now prepare your building contract. The HIA building contract is prepared and sent for sign off. You will then need to send a copy of this contract to the bank and provide us proof of funds for your construction.

- a. Final Construction Plans are completed.
- b. As part of our quality control process, you will be asked to sign off on your plans.



STAGE 8 SITE START

- a. Final Construction Plans are completed.
- b. As part of our quality control process, you will be asked to sign off on your plans.
- c. All materials are ordered and checked by management.
- d. This will be your final confirmation that all your requested changes have been completed before construction commencement.
- e. Supervisors are allocated the job file and all construction stages are booked through to the first walkthrough.

Our Build Area

Building quality homes from the blue mountains to the Hunter Region.

At Better Built Homes, we believe that everyone should have the opportunity to build their own house that they love, no matter where they live.

Since our establishment over a decade ago, we've gradually expanded our offering to become one of Sydney's most versatile home builders.

We now offer our signature outstanding customer service and a wide range of modern home designs in various building locations throughout Sydney.

From the stunning house developments across the Hawkesbury region in Sydney's north, new build locations in Canterbury, Bankstown, Parramatta's dynamic urban environments, our home builders in the blue mountains and the Hunter Region. We've built in some of the city's most desirable postcodes. In every location, we've lived up to our reputation as one of the best home builders in NSW.

VISIT A DISPLAY HOME NEAR YOU :

1. 19 Yobarnie Avenue,
North Richmond 2754
2. 23 Moon Street,
Leppington 2179



The Dalton 21



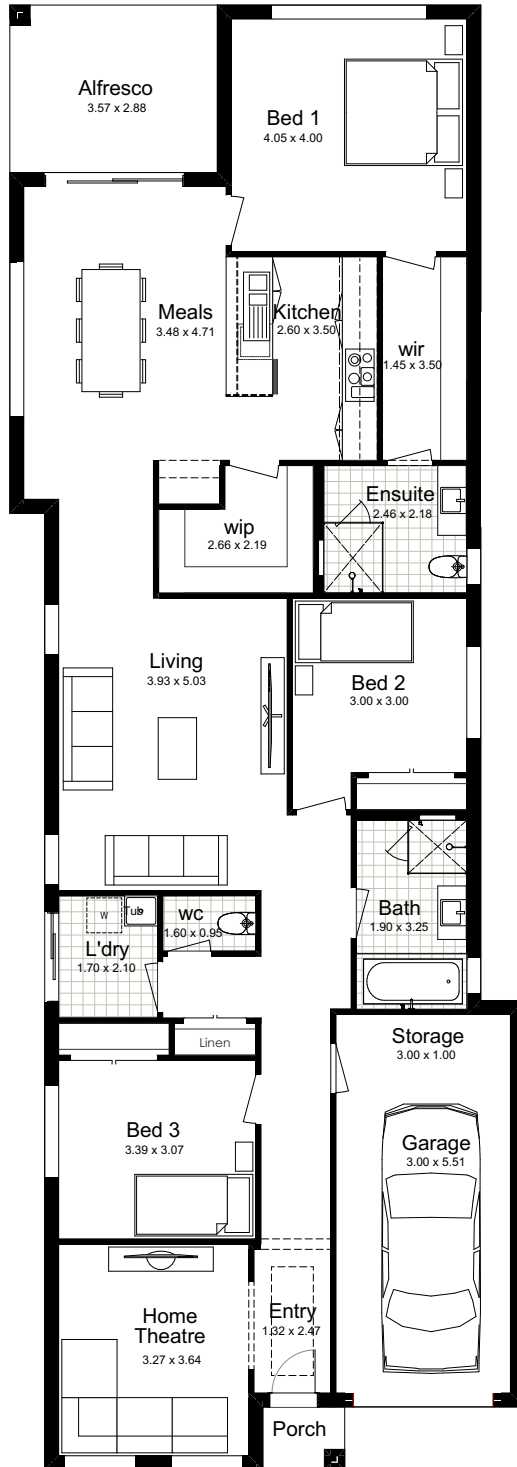
SUITS 10m LOTS

TOTAL:	196.88m ²
DEPTH:	25.19m
WIDTH:	8.85m
GARAGE:	22.89m ²
GROUND FLOOR:	162.19m ²
ALFRESCO:	10.28m ²
PORCH:	1.52m ²

DISPLAY HOME LOCATED AT LEPPINGTON LIVING

23 MOON STREET, LEPPINGTON NSW 2179

GROUND FLOOR



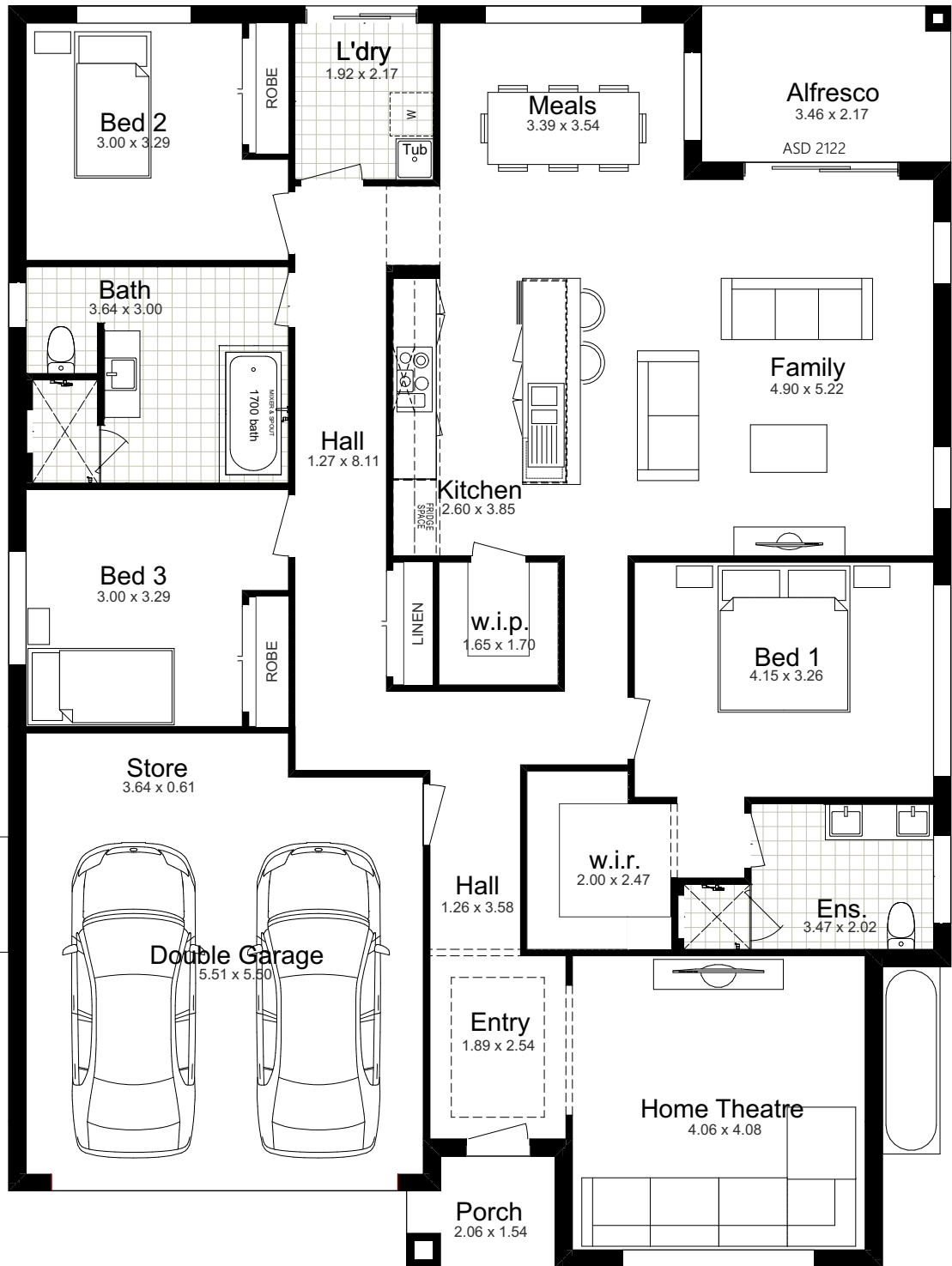
The Belrose 24



SUITS 15m LOTS

TOTAL:	218.92m ²
WIDTH:	13.07m
DEPTH:	17.50m
GROUND FLOOR:	171.92m ²
GARAGE:	36.47m ²
PORCH:	3.02m ²
ALFRESCO	7.51m ²

GROUND FLOOR



The Bethany 31



SUITS 16m LOTS

TOTAL: 288.10m²

WIDTH: 14.52m

DEPTH: 21.59m

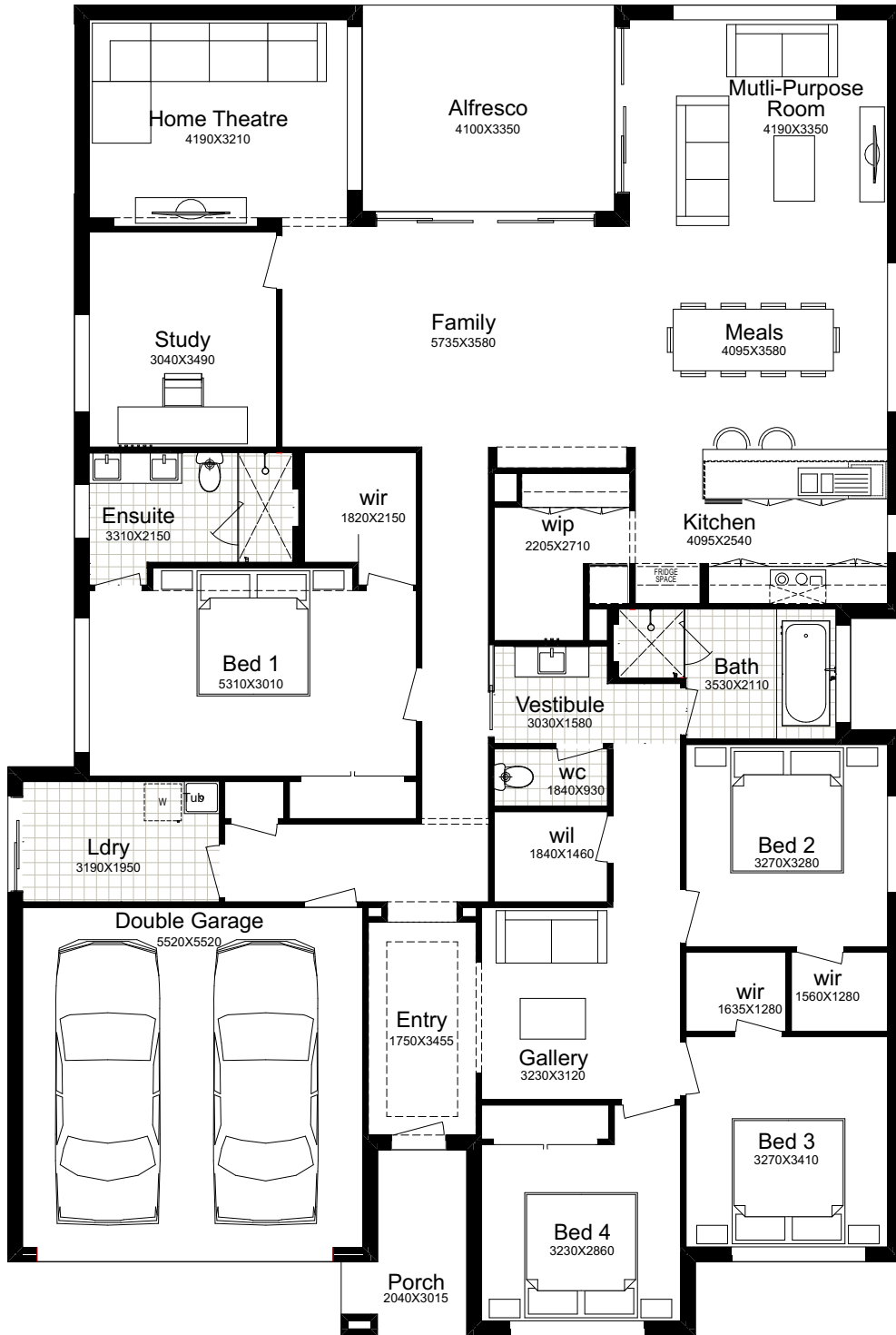
GROUND FLOOR: 235.72m²

GARAGE: 33.56m²

PORCH: 5.08m²

ALFRESCO 13.74m²

GROUND FLOOR



The Macquarie 33

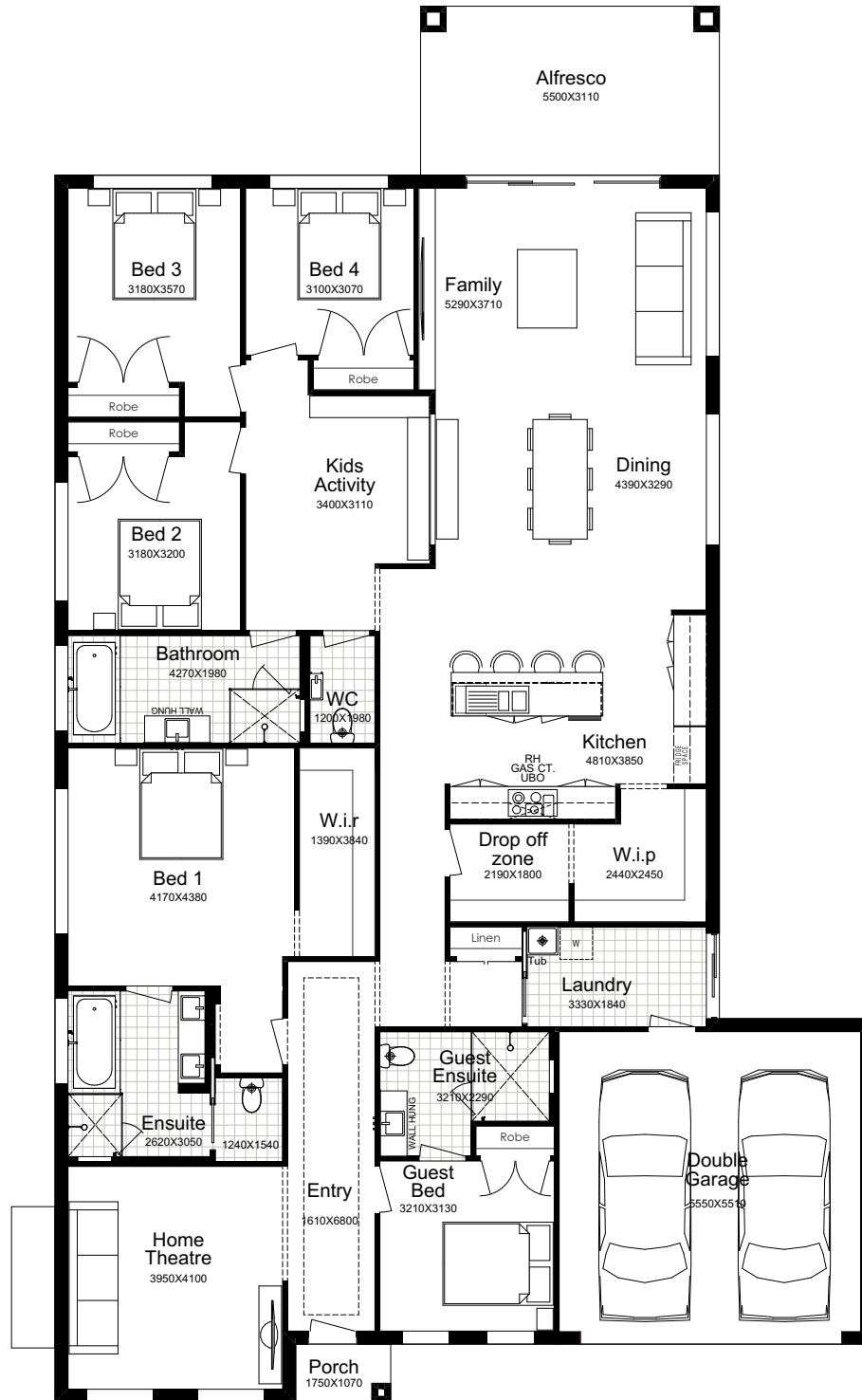


SUITS 17m LOTS

TOTAL:	303.80m ²
WIDTH:	15.07m
DEPTH:	25.69m
GROUND FLOOR:	250.05m ²
GARAGE:	34.77m ²
PORCH:	1.87m ²
ALFRESCO:	17.11m ²

DISPLAY HOME LOCATED AT REDBANK
 19 YOBBARNIE AVENUE, NORTH RICHMOND NSW 2754

GROUND FLOOR



The Glenbrook 45



SUITS 15m LOTS

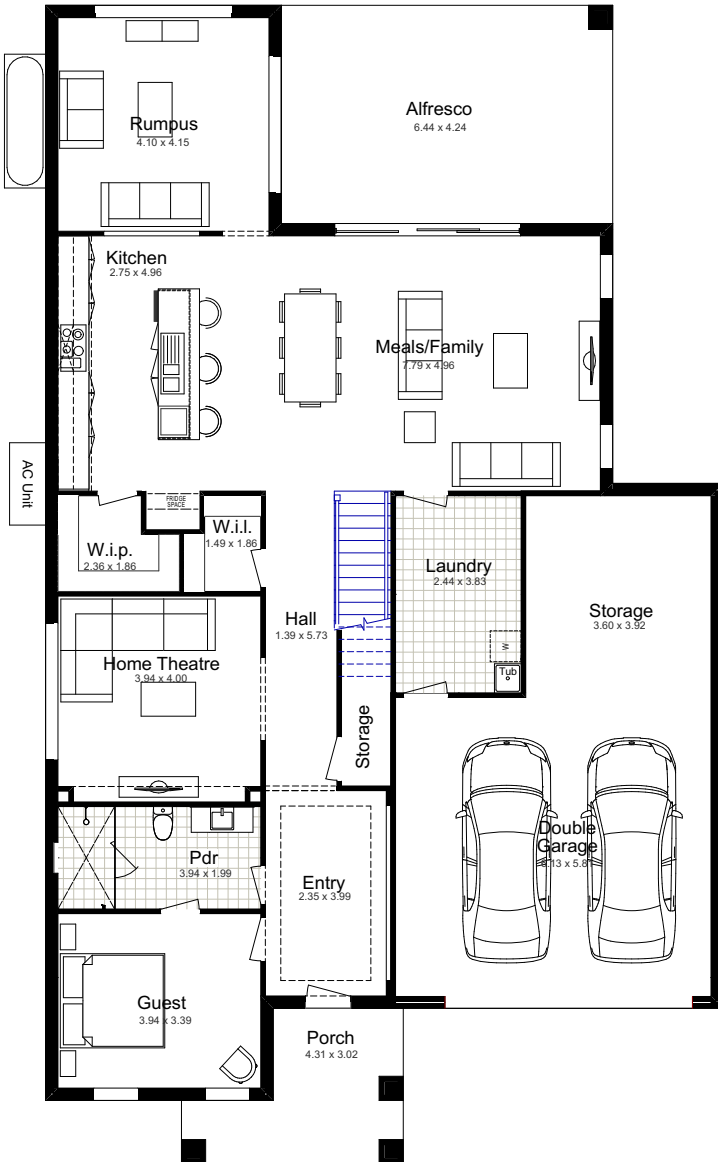
TOTAL:	417.17m ²
WIDTH:	13.17m
DEPTH:	22.51m
GROUND FLOOR:	161.99m ²
FIRST FLOOR:	162.71m ²
GARAGE:	55.33m ²
PORCH:	9.83m ²
ALFRESCO	27.31m ²



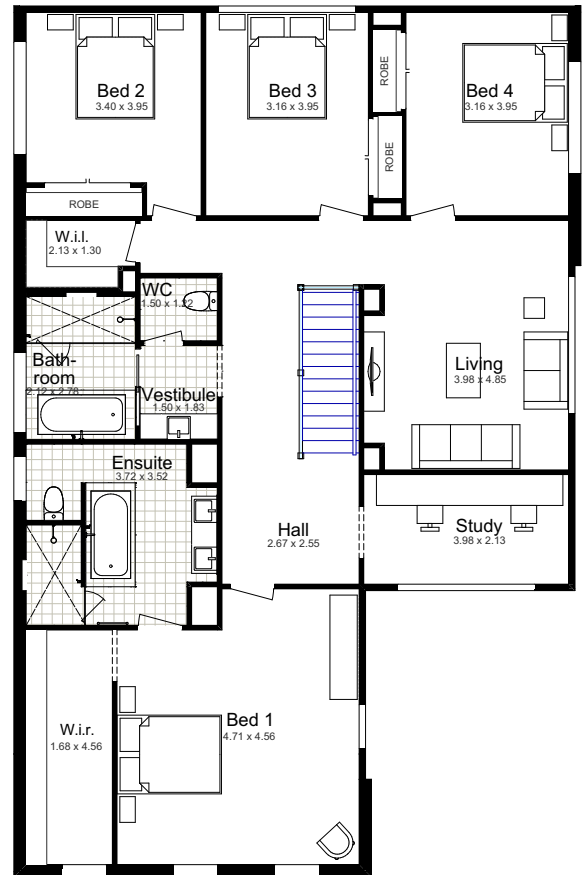
FINALIST



FINALIST



GROUND FLOOR



FIRST FLOOR



The Aria 36



SUITS ACREAGE LOTS

TOTAL: 339.91m²

WIDTH: 32.39m

DEPTH: 15.79m

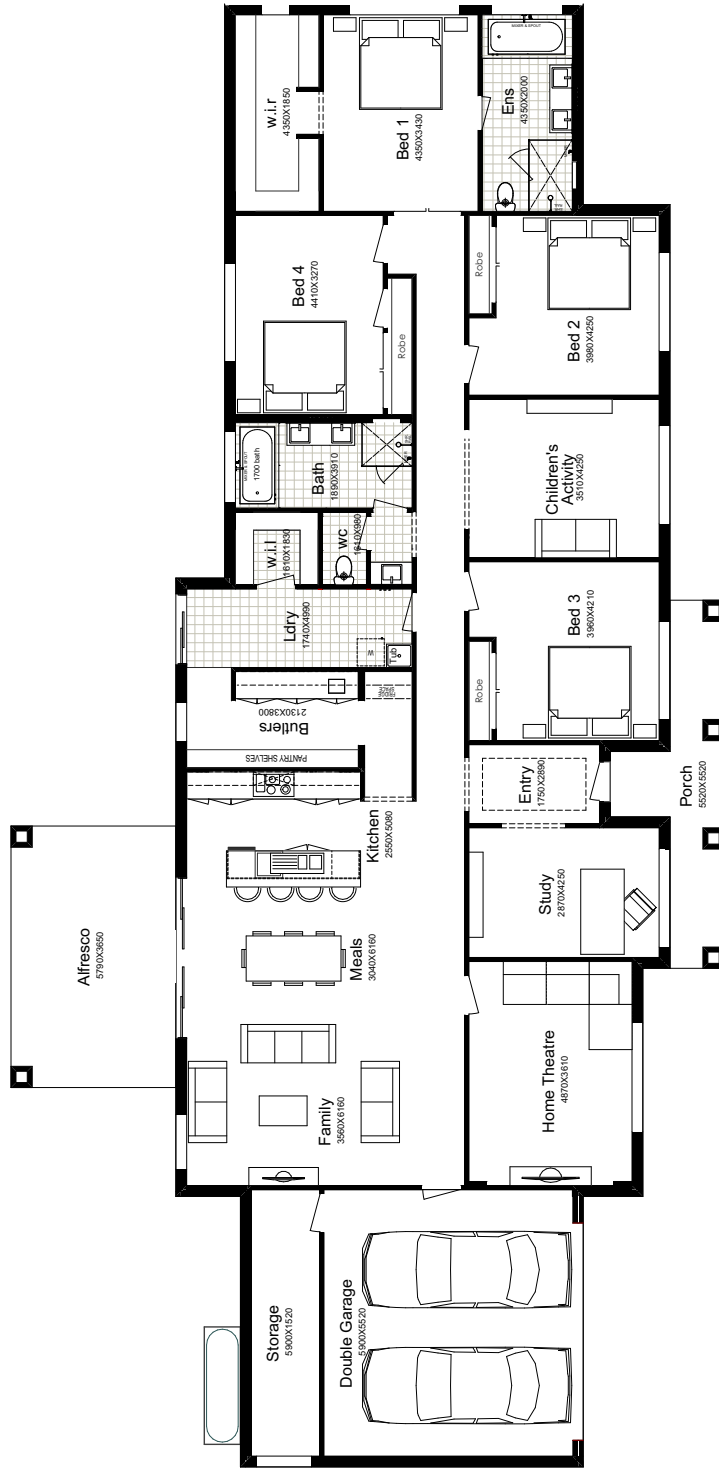
GROUND FLOOR: 260.53m²

GARAGE: 46.56m²

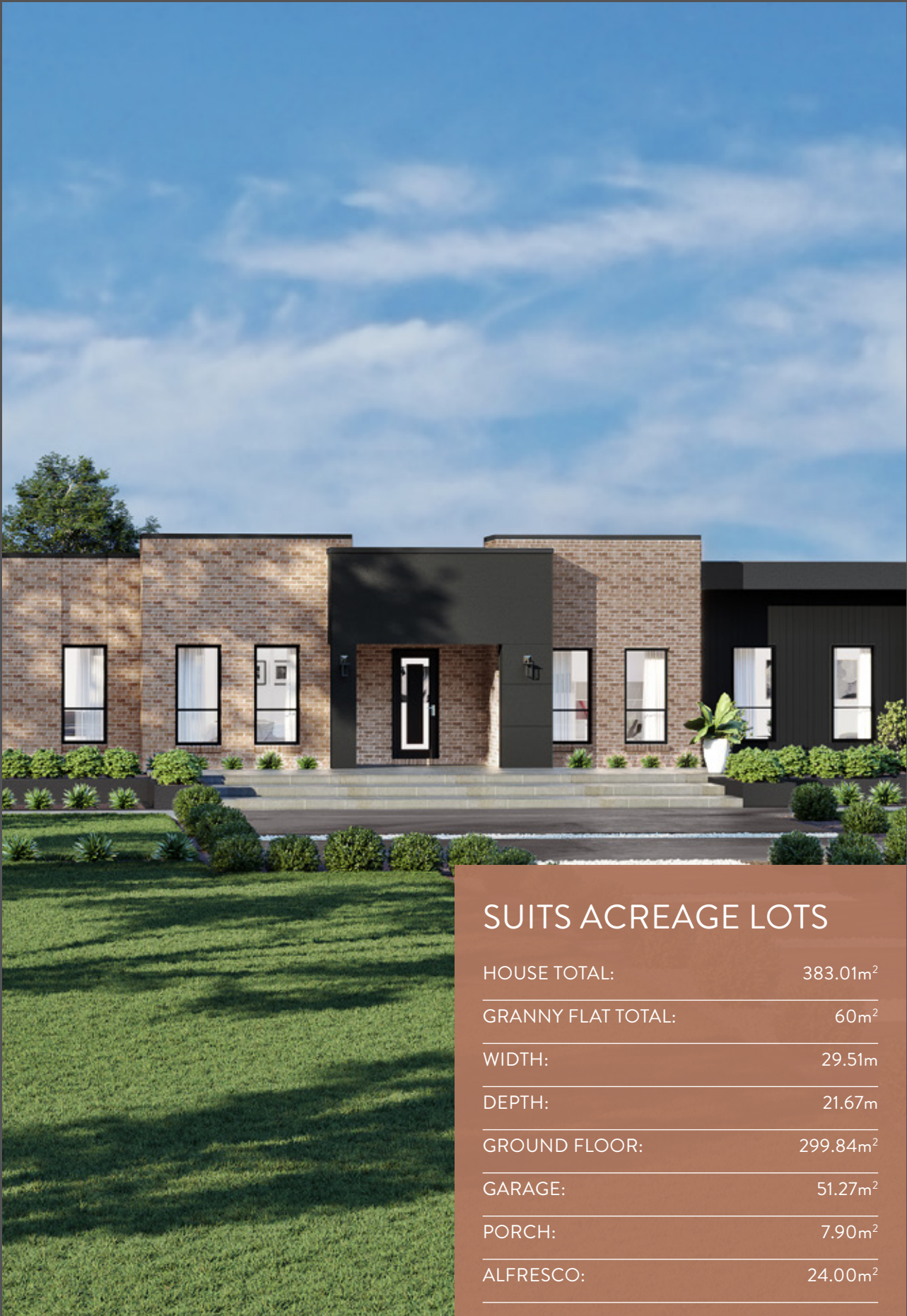
PORCH: 11.69m²

ALFRESCO: 21.13m²

GROUND FLOOR



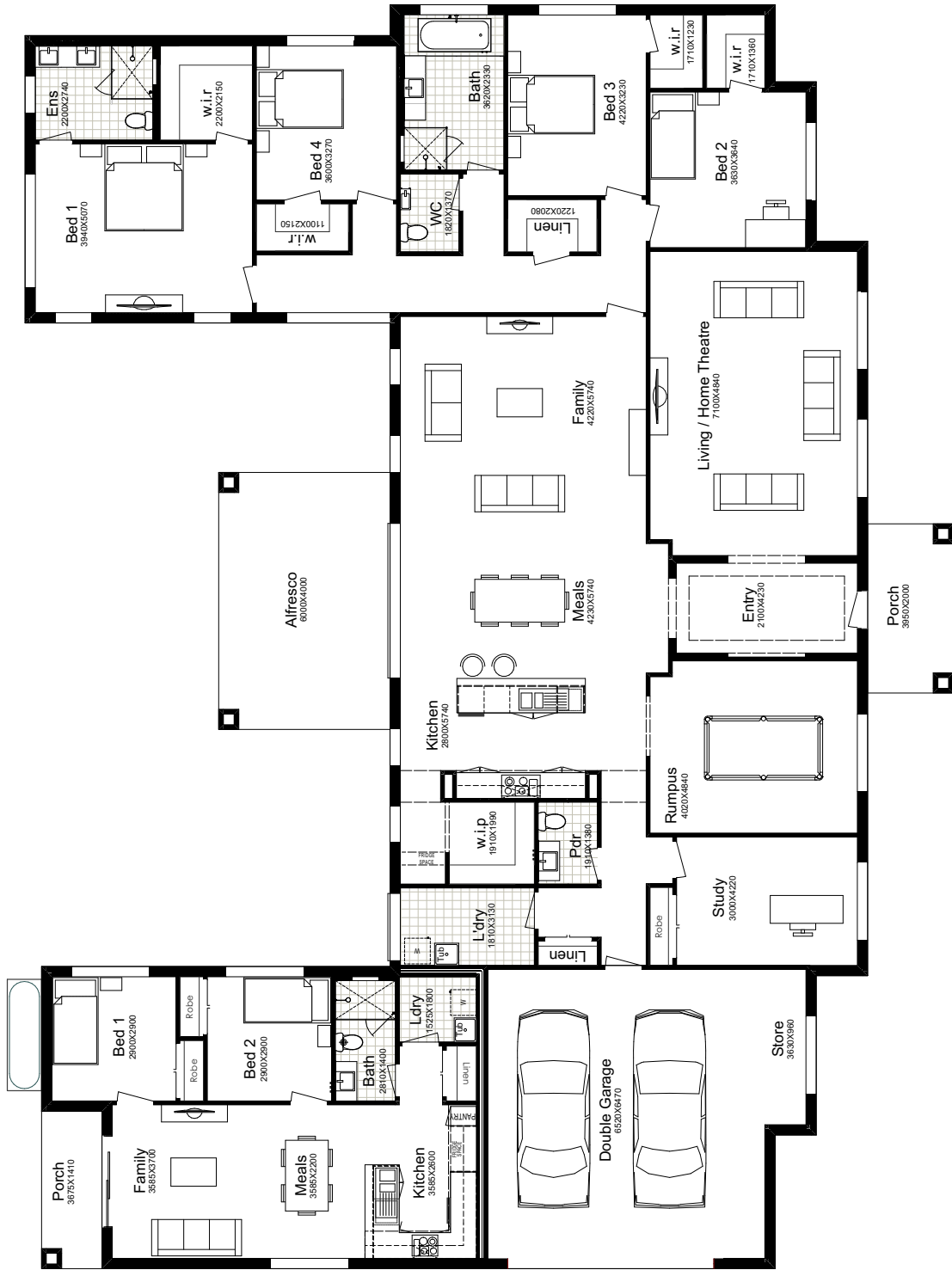
The Eliana 41 + Granny Flat



SUITS ACREAGE LOTS

HOUSE TOTAL:	383.01m ²
GRANNY FLAT TOTAL:	60m ²
WIDTH:	29.51m
DEPTH:	21.67m
GROUND FLOOR:	299.84m ²
GARAGE:	51.27m ²
PORCH:	7.90m ²
ALFRESCO:	24.00m ²

GROUND FLOOR



6



3.5



2



6



1

The Bella Vista 61

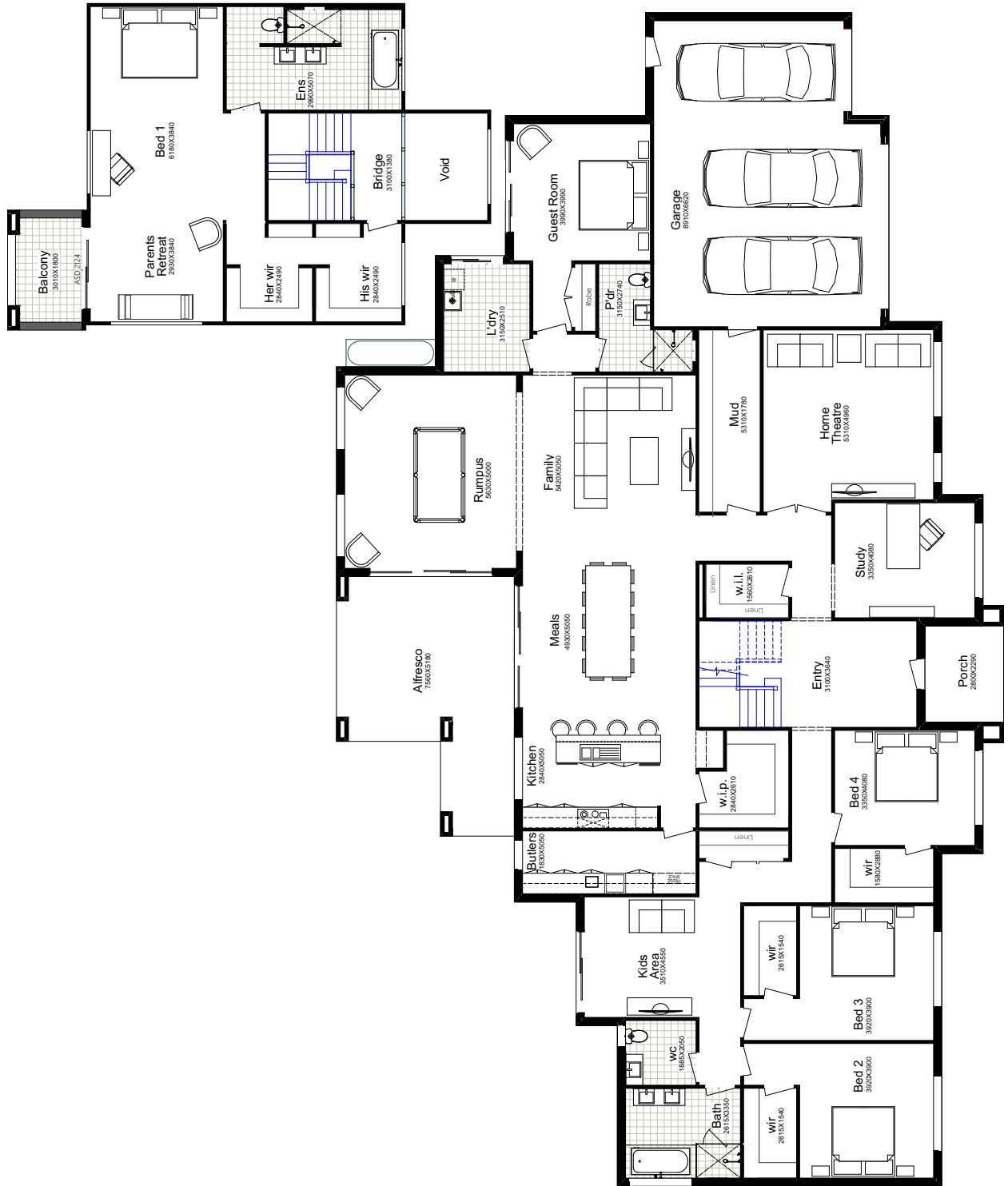


SUITS ACREAGE LOTS

TOTAL:	563.87m ²
WIDTH:	34.19m
DEPTH:	19.43m
GROUND FLOOR:	364.41m ²
FIRST FLOOR:	93.91m ²
GARAGE:	60.16m ²
PORCH:	7.13m ²
BALCONY:	7.46m ²
ALFRESCO:	30.80m ²

GROUND FLOOR

FIRST FLOOR



Our Clients Reviews

Product Review is an independent website where consumers can freely assess performance of any company and only publishes reviews once it can confirm that a client is bona fide, ensuring that all reviews are genuine. Better Built Homes is exceptionally proud of our five-star rating.



www.productreview.com.au/listings/better-built-homes



5.0 from 211 reviews



“ “ Our Hamptons Dream Home

We recently had the pleasure of working with Better Built Homes to turn our dreams into reality, and our experience has been nothing short of extraordinary. From the very beginning, the team at Better Built demonstrated unparalleled professionalism, expertise, and a genuine commitment to ensuring our satisfaction.

One of the standout features of Better Built Homes is the immaculate cleanliness of their construction sites. It's a testament to their commitment to quality and attention to detail. The finishes in our Hamptons dream home are nothing short of spectacular, showcasing the craftsmanship and dedication that define Better Built Homes.

In conclusion, we wholeheartedly recommend Better Built Homes to anyone embarking on the journey of building their dream home. Their team's professionalism, attention to detail, and commitment to customer satisfaction are second to none. We are so pleased with our experience that we're already planning to engage Better Built Homes for any future projects. Thank you, Better Built, for making our dream home a reality!

- Josh W. Verified BBH Customer
Published June 2023



“ “ First Class Building Experience and a First Class Home Delivered

From our very first meeting with Merrilie to handover of our beautiful home, BetterBuilt was fantastic. Every staff member was friendly, courteous and professional. Tahleaa and Josh our site supervisor were incredible. We were given consistent weekly updates with photos and nothing was too much trouble. All our questions were answered quickly and any requests were dealt with promptly. Building during Covid and construction lockdowns was stressful, but their constant communication and reassurance made all the difference.

We've been in our new home for 2 week and it is absolutely beautiful. The quality of workmanship is outstanding. BetterBuilt have used the best quality materials throughout and it's above and beyond our expectations.

Thank you to the entire BetterBuilt team for all your hard work and time to make our beautiful home come together. Our journey has been seamless and we cannot recommend BetterBuilt enough.

**- Krystal D. Verified BBH Customer
Published June 2022**



“ “ Good Experience, Quality Build.

My 2nd time building a house. I'm very glad we chose Better Built as the good reviews on here are warranted. We liked the Astoria 39 but it was short one room and a 3rd garage space. Neel in the sales team did a great job customising the Astoria to meet our needs in a way we didn't think was achievable with a project home builder. The result was a fantastic floor plan and beautiful house. The site supervisor we had was Peter. He was a pleasure to deal with, professional, clear communication and open and to the point with any challenges that came up as we went through construction. Issues that did arise he dealt with on our behalf. Allowing a high-end external specialist in to pre-wire a home theater system during construction phase was particularly appreciated, and I apologise to Peter for all the changes we made, but it was worth it! A few things came up that were arguably not required to be rectified by the builder. They always came through battling for the client and their efforts are greatly appreciated by us. By the end I feel like the team are closer to friends than an arms length builders. I may do an investment property knock down/rebuild in the next year, in which case I will be using Better Built again!

**- Todd Verified BBH Customer
Published 31.10.2019**

19.06.2024


better built
HOMES

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Redbank Display Village
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