

Easy 8 step guide to building your home

01 FINANCING YOUR PROJECT

Working out what you can afford and how your new home payments will affect you not only in the upcoming months but also in the years ahead can be overwhelming. The first step and the most important one is to discuss your finance options with an experienced broker or bank. Kassiou staff can provide you with guidance and refer you to one of our trusted brokers who will be able to provide you with options, including information on the current government grants available to families building their new home in the Territory.

02 SELECTING A BUILDER

There are several builders in Darwin and selecting one can be an overwhelming process. Key factors to consider:

- **BUILDERS CREDENTIALS:** Is the builder licensed, and are they registered members of HIA and Master Builders? You can have peace of mind knowing that Kassiou Constructions are fully licensed and registered builders. We offer a 1 year maintenance warranty and 6 years' structural warranty.
- **HOW LONG HAS THE BUILDING COMPANY BEEN AROUND FOR?** It is no secret that several building companies have failed in the NT and it is important to note that most of these were new or franchise companies. Kassiou Constructions are local builders and have been building homes in the NT for 10 years and both directors have over 25 years' experience working in the NT construction industry.
- **PRICE:** Is the cheapest builder the best? Is the more expensive builder better? When it comes to price it is always recommended to get comparable prices. All builders offer slightly different products and as a result their prices will differ. However, you should find that the price variance will only be minimal with all reliable builders.
- **QUALITY:** When building a new home, you want the best. We recommend walking through all the display homes and looking at the finer details. Kassiou Constructions pride themselves on quality workmanship and our contractors are considered some of the best in the industry!
- **THE STAFF:** Building a home is a BIG deal. It is important you feel comfortable working with your point of contact. At Kassiou Constructions our sales team is extremely knowledgeable, friendly and happy to help. No question is too silly and no job is too hard.

03 DECIDING WHAT YOU WANT

This can be broken down into 2 steps:

01 CHOOSING A BLOCK OF LAND

Kassiou Constructions can provide you with a one stop service for information and together we will assist you to find a suitable block for you and your family in one of Darwin's many developments. You need to consider what is most important to you, such as location, price, community, size, suitability for your home design and timeframe of when you can start construction.

02 DECIDING ON YOUR HOME DESIGN

Our experienced staff can work with you on a home design that will suit your family's lifestyle, budget, block of land and the climate. We offer over 50 base designs along with a custom option where we can provide you with either an amended plan or create a new one.

After the plan is selected, Kassiou offer three levels of finishes that you can select from and we can assist you to customise your package if you choose to mix and match. We will then prepare a quote for you to assess based on your package.

Kassiou Constructions also offer ready-made house and land packages.

04 RULES AND REGULATIONS

In the Northern Territory the Department of Infrastructure, Planning and Logistics provide regulation over building and planning legislation.

There are also covenants in place in the different areas.

These rules and regulations affect your home design and location/setbacks of your house. They also specify certain material, detailing on fencing and can limit colour selections.

At Kassiou Constructions our staff are well-versed in all these matters and will work with you to ensure your home not only meets your needs but conforms to all mandatory legislation requirements.

05 CONTRACTS AND APPROVALS

Kassiou Constructions uses the standard HIA contracts, and we offer 2 types of contracts:

- **Fixed Price Contract** – This is a requirement by some lenders. With this contract, it is very important to decide on what you want prior to signing the contract. A fixed price contract means that no changes to the schedule of finishes or the plans are permitted.
- **Standard Contract** – This contract is set in place based on your quote and schedule of finishes. If, during the construction process, you want to make some variations we can quote you on this and make the necessary changes if possible (depending on the stage of construction or variation requested).

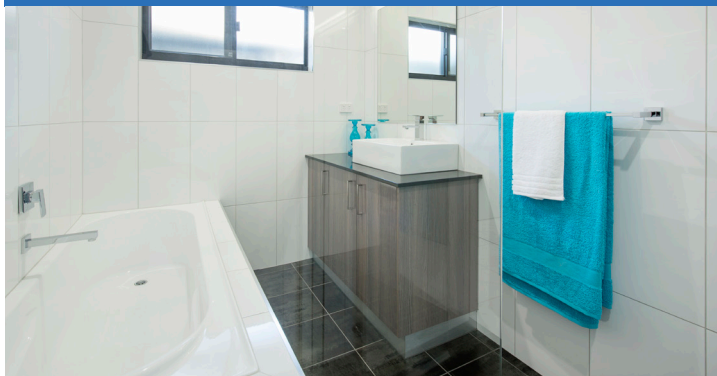
Kassiou will apply for all council, developer and building approvals/requirements, insurances for both public liability fidelity and risk insurances. We will insure your home during the build to cover any damage. We also include constructing the concrete crossover and cover power and water usage fees during the construction period.

**AT KASSIOU EVERY DESIGN IS
TAILORED TO REFLECT YOUR
INDIVIDUAL NEEDS AND TASTE.
YOUR HOME IS ABOUT YOU!**



06 SELECTIONS

This is the fun part of the process where, with the help of our experienced staff, you style your home to make it uniquely yours. Selections are made from our colour showroom which include the wall colours, tiles, cabinetry, stone and much more to turn your house into a home.



07 CONSTRUCTION PROCESS

Kassiou will manage the whole building project from all labour, material and design through to inspections. You will have access via an arranged appointment to view your home during stages of construction. You will see your home progress from the start with excavation of your block, pouring of the slab, laying of blockwork and erecting of your roof. Then we get to lock up stage and all tiles, cabinetry and internal fixtures are installed into the home. Finally all your hard work starts to come to life and final touches are made to complete your brand new home.

08 HOME COMPLETION

The day you have waited for has arrived. Upon settlement, we will provide a full handover so you understand how your new home functions. We will meet with you to present the keys to your new home and as you walk in the door of your new home for the first time, your new life will be realised and it's time to truly visualise your future. There really isn't anything quite like that feeling of walking into a brand-new home and now it's yours.

Kassiou take pride in every home built and we know that your new home will be your personal oasis and a place to generate wonderful memories with family and friends for many years to come.



WHY CHOOSE KASSIOU?
EXPERIENCE IN BUILDING DESIGN
CONCEPTS THAT COME FROM YOU.