

# **Ardenvale Homes - Wednesday, September 03, 2008**

## ***Considerations when building your first home...***

Here at Arden Vale we seek to make building your first home an enjoyable and pleasant experience. Not only do our staff have a wealth of experience about the construction process, but many have built homes themselves, giving them that 'inside' building knowledge and know-how.

There are many factors to consider when building your first home. The first one is your budget. Having a clear idea of what you want to spend on your home makes it easier to find plans, specify inclusions and allow for additional extras if you wish. Secondly, the land you are going to build on is almost as important as the house that you're going to put on it. The following is a list of things to be aware of when purchasing your block:

1. The soil type – poor quality soil can lead to expensive foundations being required. Getting a soil test prior to purchase is always a good idea and should eliminate a 'nasty' surprise later on in the process.
2. The slope of your land – generally the more slope you have on your block, the more it's going to cost for earthworks and retaining walls if required.
3. Easements – it's always a good idea to check if there are any easements, covenants or council services on your block, which can affect the position and size of your home.
4. Orientation and size – the way which your block faces is important in the design and liveability of the future house. Also, make sure that house will fit on the block that you've selected.

Once you've got an idea of your budget and secured a block of land, it's time to look at your design. We have built over 1,300 homes across the region, so we have a wealth of designs at hand. You can modify one of our standard plans to suit, or together we can design your dream home. Things to consider with your design are:

1. The size of the home – how many bedrooms, car accommodation, living areas, outdoor entertaining areas etc.
2. The style – do you want a modern home, classic style, federation, rendered or face brick etc. All these factors have an impact on the design.
3. Site location – where you are building (i.e. in the city, on acreage or in the country) will all influence the style and design of your home.

The above list is simply an indication of the things that you should think about when looking to build your first home. We are more than happy to help you with any inquiries that you have. Please don't hesitate to call us or drop into our display village and talk to one of the Arden Vale team.