



8 Things To Know Before You Begin Building Your **Boutique Townhouse Development**

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Building Your Development

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Every construction business is different, so it is imperative to research thoroughly before making the decision on who to trust with your build.

To bring your boutique townhouse development to life, first you'll need to find a builder who offers the knowledge, experience and services you require. We advise visiting websites, social media outlets and reading reviews to gauge the builder's reputation and how they present their business online.

It is crucial to engage a builder with exclusive experience in custom townhouse building, as their expertise is essential to ensuring the building process is followed with precision. By preventing issues before they arise and introducing solutions specific to your custom build, a quality builder can save you time and money on your development project.

As Melbourne's premier townhouse builders, we are the trusted professionals with a solid reputation to prove it. We adhere to your requirements and conduct a seamless construction process from start to finish. Our team are prompt to respond to enquiries and maintain open communication throughout the process.





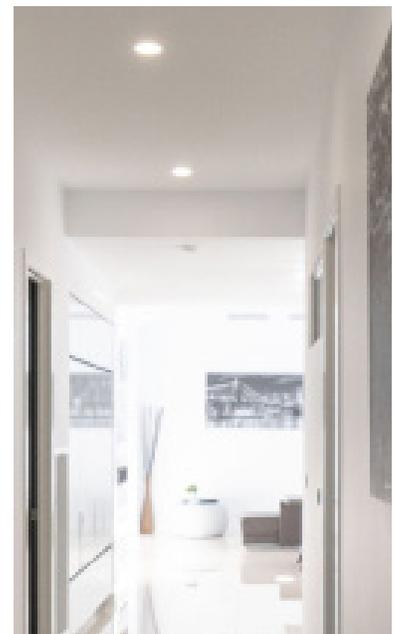
Selecting Your Design

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Once you have engaged your chosen builder, it's time to consider who will execute your design. The success of your project depends on how well your professional designer collaborates with your builder.

While both professional architects and building designers can complete your task to a high standard, each offer different budgets and skills, so you must first consider the complexity of your design. When it comes to designing your townhouse, always keep resale in mind. It is valuable to think about how the structure will fit into the existing environment, as well as the features buyers will be looking for in a multi-unit development when it comes time to sell your build. Remember that buyers are looking for an investment, so it is important to consider your end goal during the design process.

With this in mind, it is best to discuss your initial ideas and drawings with your chosen architect or building designer before your plans are finalised. Doing so will allow opportunity for your designer to make suggestions that could lead to significant savings on time and money in the long run.



Choosing Your Land

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With your return on investment in mind, you will need to think about contributing factors that will affect your ability to sell in the years to come – and this includes the location of your build.

Before you settle on a piece of land, consider the following:

- Your block's size and planning restrictions.
- Other building projects and developments occurring in the area.
- The infrastructure surrounding your block, and whether there are improvements planned in the future to make the area more attractive.
- The popularity of the area, crime rating, and whether it is a rising or declining population.
- Local services and amenities that are valuable to potential renters and buyers, including public transport, parks, hospitals, childcare centres and hospitality venues.
- The school zone of your block.



Council Approval

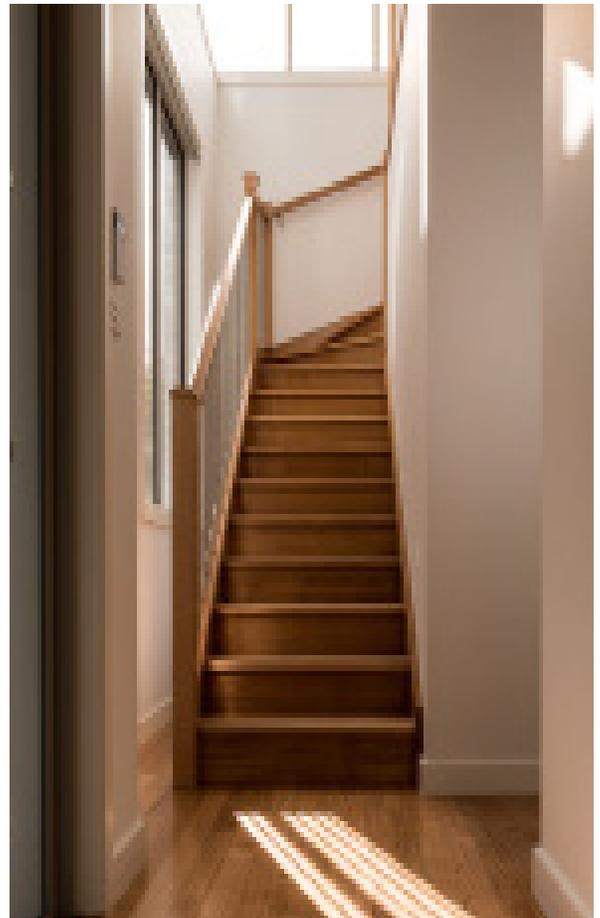
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Finding an architect or building designer with extensive experience in townhouse development is beneficial, particularly when it comes to seeking council approval.

While this is one of the more difficult steps in the building process, engaging with a design expert will guarantee your project receives town planning and development approval.

You will also want to engage with your builder early on, as this allows sufficient time to review your plans and propose necessary changes for a faster approvals process, as well as identifying budget improvement opportunities.

Your builder and design professional will also be able to advise upon the Legal Point of Discharge (LPOD) - the point where stormwater from your townhouse is directed can be considered a major cost component if an LPOD is not in close proximity to your site.





Project Timelines

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The timeframe for completion on a custom townhouse development can vary depending on a variety of factors.

From extended approvals processes to poor weather, hard-to-source materials to unexpected work required in the foundation or excavation, delays in the building process can cause significant delays in your project.

We recommend openly discussing your expected timeframe for completion with your builder from the very beginning – especially if you are working to a deadline. This will give you the opportunity to discuss potential delays, your builder’s approach to the overall project, and your timeline expectations.

With the use of scheduling software, a professional builder will be able to provide you with a logical sequence and planning process for your luxury townhouse build, ensuring your deadline is adhered to. With even the simplest software program, you can rest assured your builder will meet their contractual obligations and complete the project in good time.





Warranties & Guarantees

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There are three key elements to keep in mind when considering insurance on your custom townhouse development.

First of all, it is imperative your builder has public liability insurance of at least \$10,000,000, and either annual construction insurance or job-by-job construction insurance.

Secondly, Home Warranty Insurance is compulsory for projects with a value of \$16,000 or more. With structural defects covered for six years and non-structural defects covered for two, this is an important process not to be overlooked. However, payouts only occur if your builder goes bankrupt, missing or has passed away.

Finally, the length of the contracted maintenance period is important to note, often varying from 90 days, meaning you are only covered for post-construction defects during this period.



Maximising Return

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Investing in a bespoke townhouse development provides opportunity to maximise your future return.

We recommend working closely with your builder and architect who are best placed to amend your budget and provide guidance that are compliant in the building industry for example, meet the National Construction Codes, Australian Standard, Watermark and Codemark approved. These quality materials that will ensure longevity in the design and functionality of your build.

Your architect and builder will also be able to advise on features that are valuable to renters and buyers alike. With more people opting to work from home, you may consider the inclusion of a home office in your design.

Or perhaps you plan to develop your townhouse in an area with a demographic of young singles; if this is the case, you might consider multiple bathrooms for seamless house-sharing situations.

Feasibility

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Committing to the design and build of a customised townhouse development is an exciting venture, but knowing that your project is feasible from the start makes for a happier journey.

With online feasibility calculators readily available, you can now assess your financial position and the viability of purchasing a property development site before you enter into a project.

At Arlington Homes, our team are experienced in determining the feasibility of residential custom townhouse projects. We ensure you understand the costs involved in developing your bespoke property for a future return on investment.

If you're thinking about building a boutique townhouse development, get in touch with our team.

We will be happy to have a discussion about your project.



Contact Us Today

Suite 1, 912 Mount Alexander Road
Essendon, 3040
Melbourne, Australia

David Caruana
M 0420 782 315
P 03 9375 4194
E contact@arlingtonhomes.com.au