



Pre-Construction Checklist

Ready to build or renovate in 2025? Follow our interactive checklist to help you stay on track and on budget.

Planning & Approval

Initial Design & Concept: Have a clear vision or rough sketches of what you want to build.

Architectural & Engineering Plans: Finalise detailed drawings and structural assessments if needed.

Planning Permits: Check local council or municipal requirements, and submit all necessary applications.

Zoning Compliance: Confirm the property adheres to zoning laws and overlay restrictions (e.g., heritage overlays, environmental regulations).

Building Permit: Obtain official permission to commence construction once your plans are approved.

Budget & Financing

Project Budget: Establish a realistic budget with a contingency (10–20%) for unexpected costs.

Financing Options: Explore loan types (construction loans, refinancing, etc.) or other funding sources.

Funding Approval: Check local council or municipal requirements, and submit all necessary applications.

Payment Schedule: Confirm the property adheres to zoning laws and overlay restrictions (e.g., heritage overlays, environmental regulations).

Insurance & Liability

Homeowner's Insurance Update: Establish a realistic budget with a contingency (10–20%) for unexpected costs.

Financing Options: Explore loan types (construction loans, refinancing, etc.) or other funding sources.

Funding Approval: Check local council or municipal requirements, and submit all necessary applications.

Contract & Legalities

Signed Contract: Have a written agreement with the builder or contractor detailing scope of work, timeline, and payment terms.

Contract Review: Confirm the contract includes a cooling-off period, dispute resolution process, and any penalty clauses for delays.

Local Regulations: Understand noise restrictions, working hours, and any special site access requirements in your area.

Site Preparation

Utility Checks: Arrange for location and marking of underground utilities (gas, water, electricity).

Site Access & Security: Ensure there is a clear path for deliveries and equipment, and decide on any temporary fencing or site security measures.

Temporary Services: Set up temporary electricity, water, or restroom facilities if needed during construction.

Tree & Environmental Assessments: Identify protected trees or habitats on the site that may require special considerations.

Communication & Timelines

Project Timeline: Work with your builder to create a clear schedule of milestones and deadlines.

Point of Contact: Establish who will be your primary contact for updates and decisions.

Regular Check-Ins: Plan site visits or phone calls to stay informed about progress and address issues quickly.

Design & Material Choices

Final Material Selections: Approve flooring, fixtures, cabinetry, and other finishes before construction begins to avoid delays.

Custom Features: If including special features (e.g. solar panels, custom cabinetry), confirm details and lead times with suppliers.

Variation Process: Understand how changes to the design or materials are handled, and any associated fees.

Neighbours & Community

Notify Neighbours: Let those nearby know about the construction schedule, especially if noise or temporary disruptions are expected.

Design & Material Choices

Accommodation: If major construction disrupts your living space, consider temporary housing or a safe zone within the home.

Emergency Contacts: Keep a list of local emergency services, your contractor, and key suppliers in one place.

Backup Budget: Have extra funds or a plan in case unexpected issues (like hidden structural damage) arise.

Final Review & Sign Off

Pre-Construction Meeting: Schedule a walkthrough with the builder, checking that all details are correct before work starts.

Confirm Key Dates: Re-verify start date, estimated completion date, and any major milestone dates.

Green Light: Once everything is aligned—permits, financing, contracts, design, and materials—you can confidently break ground.

Looking for a complimentary cost estimate and site inspection on your new build or renovation?

Get in touch with the award-winning construction team at Craft Built Homes.

craftbulthomes.com.au

