



CANBERRATM
HOMEBUILDERS

DREAMING OF LIVING THE RURAL LIFE?



All you need to know
about building on rural land

Office: 6171 6104 **Email:** info@canberrahomebuilders.com.au www.canberrahomebuilders.com.au

Builders Licence ACT 2009700 NSW 219055C



ALL YOU NEED TO KNOW BUILDING ON RURAL LAND

BUILDING ON RURAL LAND IN MOUNT BURRA, BURRABELLA, BUNGENDORE, ROYALLA, MURRUMBATEMAN AND SURROUNDING AREAS

The iconic Australian dream of building a new home on your own rural block is alive and well. If this is your dream, you have come to the right place. Canberra Home Builders is here to make your dreams come true and do everything we can to ensure they run smoothly. We have the expertise and experience to give you all the information you need to consider when looking to purchase rural land. We have been working with rural home owners for over 12 years now, assisting with house design and incorporating the design, specification and installation of the entire required infrastructure for each individual home.

Canberra Home Builders have your best interests in mind and are here to help you right from the start, before you even purchase your land in Mount Burra, Burrabella, Bungendore, Royalla, Murrumbateman and surrounding areas. We believe it's important to spend time with our clients to listen to your ideas and discuss what you would like to achieve in your new home.

So, let's look at a few things you will need to consider and allow for in your rural building budget and how you will manage all the infrastructure that is required.

- **Design and Orientation**
- **Site Cut**
- **Power & Telecommunications**
- **Effluent Water treatment**
- **Site Contour**
- **Site Soil Classification**
- **Water Tanks**
- **All weather Access Roads**

DESIGN AND ORIENTATION



Canberra Home Builders offer a free on site consultation that provides you the opportunity to discuss the design and orientation of your home. It is important for you to know that you will not be required to pay any up front deposit that some other builders are now requiring before they will spend any time with their client, which has led to some people losing hard earned money before the design and planning stage.

An on-site meeting is essential when you are considering purchasing or have already purchased your rural block. We offer experienced advice on the most cost-effective way to achieve your desired design including; infrastructure requirements, layout and orientation suited for the block. We also take into consideration the aspect of the site to take advantage of your surrounding views.

We discuss how best to utilise the orientation of your block and incorporate your ideas to design an energy efficient home. With our custom homes you can achieve a high energy rating, keeping your home cooler in summer and warmer in winter, saving you money.

**Canberra Home Builders welcomes the
opportunity to work with you to transform your
ideas into your dream home**

SITE CUT FOR HOUSE, SHEDS & WATER TANKS



Having a large block means that you have the space to spread out over your building envelope. It is important that we take the time in the planning and pre-approval stage to discuss your dreams for your block in terms of your home, sheds and water tanks.

Unless a rural block is very steep, we use bulldozers to carry out the site cut. The use of a bulldozer, as opposed to an excavator, is a far more efficient process as it takes less time to do the cut and is more cost effective.

SITE CONTOUR SURVEY PLAN

At Canberra Home Builders, as part of our service we arrange a site contour plan, essential for the draftsman to design your plan. The contour plans will establish any cut and fill areas required and be used to calculate the required location of your effluent management system in relation to your finished floor levels. The contour plan is also the number one tool to establish the cost to get your home out of the ground.

SITE SOIL CLASSIFICATION CERTIFICATE

As part of our service we can arrange a site soil classification, this is a document that advises the type of soil that is present on a block of land prior to designing your new home. Our structural engineer references this report to design the footings, concrete slab and any other structural requirements in the house design.

POWER AND TELECOMMUNICATIONS

Most new rural block developments will have a power supply close to the front boundary. This is usually recognised by a green mini pillar.

We also take into account the resources required to connect the power and telecommunications from the boundary source to the location of your house on the building envelope. As these costs are additional to the building costs it is important to ask your builder whether the connection services are included in their quotation. At Canberra Home Builders we prepare to connect these services within the build process saving you costly additional expenses.



WATER TANKS

Rural properties do not have a connection to mains water, however we can advise and guide you on the water tank choices available. Consider how many people will be living in your new home and how many toilets, bathrooms and showers you will have to meet your family needs? Do you need to cater for watering your garden or do you have a dam or bore you can utilise?

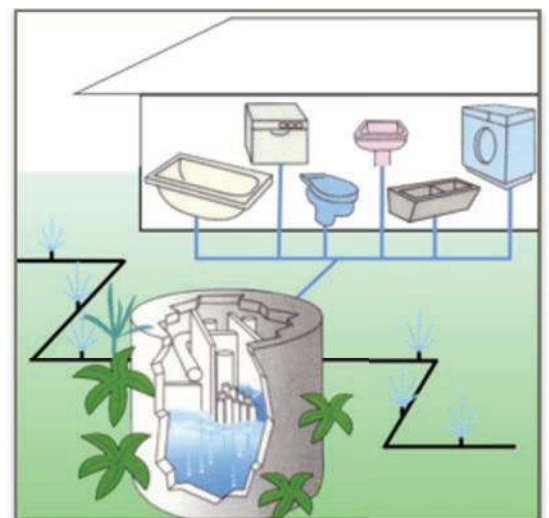
Canberra Home Builders service provides communications with your local council to determine your minimum water tank size. Our experienced knowledge of rural requirements understands that a minimum reserve of water is required in the water tank for access for firefighting purposes.



EFFLUENT WATER TREATMENT SYSTEMS

All rural blocks are required to have an effluent water treatment system to process the sewer waste from the house in accordance with Australian plumbing and drainage standards. During the planning and design stage of your new home, we advise on the most suitable location for this on the property. All systems we install are approved to manage up to 10 people living in your home.

An “On Site Effluent Management Report” is required which forms part of your Development Application requirements for your plan approval with the local planning authority. This report will advise the location of the unit and nominate the appropriate irrigation area for the sprinklers. Canberra Home Builders engages a registered company to carry out these services on your behalf, taking out the stress and making the process worry-free for you.





ALL WEATHER ACCESS ROADS

Safe access to your property is a necessity when building on rural blocks. We have all the equipment necessary to cut in all weather access roads, supply and spread road base material to establish your safe access whilst we are carrying out the site cut work.

In order for access to your building site, it is also necessary to have this road accessible for concrete trucks, concrete pumps, and semi-trailers delivering wall frames, roof trusses, roofing iron and bricks etc.

An unstable road can be very dangerous to bring in the necessary heavy machinery. For example, a concrete truck delivering just seven cubic metres of concrete weighs around twenty-seven tonnes fully loaded, so the roads need to be stable both in the dry and in the wet.

At Canberra Home Builders safety is important to us and those accessing the property.

Do you have a rural block, or are planning to buy one, and would like further advice on how to approach this exciting phase in your life – building a dream lifestyle for you and your family?

Our team at Canberra Home Builders are here to assist with all aspects of your rural home building project from the ground up.

Contact us today, Ph: 6171 6104 for a free onsite meeting.