

JT HOMES

HOW TO BUILD A BRAND NEW LUXURY HOME & AVOID WASTING MONEY AND TIME

Building strategies that actually work!

JTHOMES.COM.AU

OUR STORY



JT HOMES
LUXURY BUILD SPECIALISTS

Hi, my name is Jeff Fink the CEO of JT Homes Aus.

We bring to you our experienced and passionate team of specialist builders that are the best in Australia.

Our story begins in the small town of Wagga Wagga where two builders working together for a poor quality project builder decided to make a change for the better!

Joey Fink my associate was sick to death of dodgy builders doing sub-quality work and taking advantage of ill-prepared clients.

So what did we do?

We formed JT Homes Aus and vowed to add massive over-the-top value to passionate home builders within their required budget & scope.

We have 15 years of experience building Sunshine Coast Luxury homes & love doing it!

In this eBook that we had to design, you will find out an outstanding step-by-step procedure for building your dream super home.

let's get started

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JTHOMES^{AUS}
LUXURIOUS CUSTOM HOMES



FIRST POINT



INTRODUCTION (HOME BUILDING)

Oh boy, am I excited for you guys! You are looking at a fresh start, creativity overload, and getting to create the dream home you actually can see you and your family living in.

This is big! Probably the biggest task you will do in your lifetime.

It's so big that you don't really want to get it wrong. Now, that's scary, so don't go it alone or just give control over to just anyone!

You need to be in charge here, so let's get you started...

Do not let emotions drive your decisions, be educated, follow a blueprint of what works and only hire trusted professionals.



Some major questions you may have probably include

- I am working to a tight budget
- I have no time to work on all this stuff
- I don't know much about design, building, or renovating
- Not really sure if I have the energy to make all these big decisions (Choosing colours, tiles, plans etc)
- Not sure where to start the process
- Whom do I trust, am I getting ripped off?

So many concerns and questions!

You will need a budget. You may go over it or under it, this depends on what you want.

Your budget may limit you a little depending on how fancy you want to go, but this isn't the main driver holding you back.

You need to get creative and make up your mind about what is important in your dream home.

Don't just follow the joneses, create something unique that fits in with your lifestyle!

Try to add massive value to your life, instead of meaningless spaces to fill up with junk. So really think about what will benefit you and your family in the long term.

Follow your heart when building your dream home and all your choices will be right the first time.



CREATING YOUR VISION & SETTING GOALS

STEP .1





STEP.1

What does your current situation & reality tell you about your future home?

The power of dreams and setting goals is huge!

Setting off into a new home build or renovation without some sort of vision would be mad.

When you have a vision of your new home or renovation, you can then really begin to focus. Your dreams have a sense of clarity and tangible qualities. Straight away, your search & path becomes simpler.

Once you have a vision it makes it very easy to build your framework around this, making all decisions align.

You and your partner, colleague, children need to all be on the same page. Heading in the same direction for this to work.

Hot Tip! *Watch out for trends.* Trends come and go so make sure you don't make the mistake of picking a weird trend then regretting it later on.

Try to choose more timeless elements and designs that won't date for the fixed parts of your home.



Questions to Ask Your Team

STEP.1 CONT

How would you like your new home to feel?

(Ambient, spacious, clean, rustic, modern, authentic, unique, bright, energetic, peaceful, safe, funky, sophisticated, practical, etc.)

What kind of feelings would you like to get from your new home?

(Invigorated, rested, energized, inspired, excited, etc)

What core elements would you like to include to make your home unique?

Raised ceilings, open plan, special features, courtyard, etc)

At home what do you do with most of your time?

(Work in the shed, play with kids, cook, clean, entertain, relax, play music, etc)

Coming back to your vision & goals, how does this home fit in that you have described?

(What age will children be? What are you hoping to achieve? Will you be here for the long term or short? What if you change? etc)



**Write Down Your Vision
& Make It A Reality!**



STEP.1 CONT

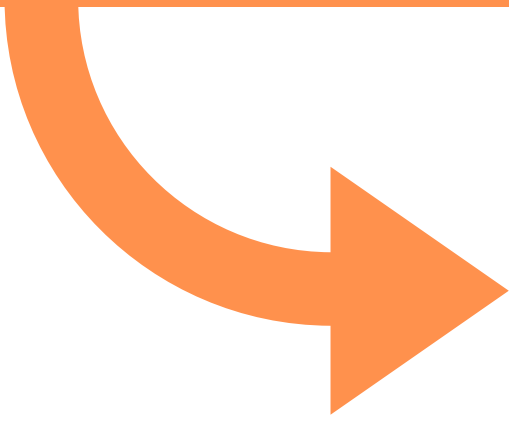
Anybody can have a vision, but without action, it is just a dream that may never eventuate.

First step is to write your goals down below. Don't think about it too much just brainstorm with your partner and take a little action to start the process!

This helps trust me!

Write Down Your Vision & Goals in The Box...





STEP.1 CONT

**Draw a rough blueprint
of your project below!**

Here is a little section for you to doodle on so that we can get some better ideas out of that amazing brain of yours! And if we end up working together we can use this as our starting point in the creation of your project.

Draw your rough house plan here...



WHAT WORKS FOR YOU & WHAT DOESN'T!

STEP .2





STEP.2

What works for you & what doesn't?

Here in this section, we need to take a good look at your lifestyle and the way you live.

Take a real look at what is working and what isn't working in your current situation.

How are you using the space you have?

What is annoying about your current situation?

What is awesome about your current setup?

An example of this would be BAD: the kitchen has too little bench space. GOOD: Patio overlooks pool area for supervision.

Now think back over time about all the best places you have stayed in or visited. Friends houses, AirBnB's, overseas in Bali. What were the amazing things they had?

What did you love about them, the features, the decor, ambiance, etc?

What things made living easier, simpler more enjoyable?

Features that inspired you? Features that annoyed you?

What is essential? What is a waste of time?

Take some time to really dig deep!





STEP.2 CONT

**Write Down what works
& what doesn't!**

Get all your amazing, wonderful and dazzling ideas and write them down below! No matter how weird and colourful they are.

What is it you really want from your future home?

Write Down What Works For You in The Box...

Write Down What Doesn't Work in The Box...



LEARN ABOUT YOUR LOCATION

STEP .3





STEP.2

Know everything about where you want to live!

If you really want that something special in a home then designing it to blend into the natural surroundings is key!

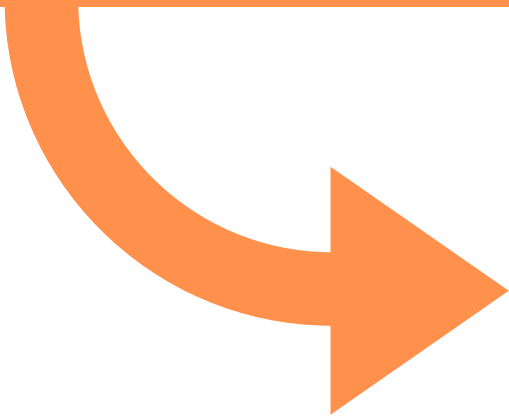
The home wants to be designed to really maximise the particular site's advantages such as:

- Orientation, the way it faces to catch the sun or not to create natural light which has major benefits
- Slope, landscape shape of the block. Will you blend in or stand out
- Sunlight, morning sun, afternoon sun impacts
- Wind directions, aid in cooling for warm months and heating for cold ones
- Views, patios, outlooks
- Privacy, are neighbours looking straight into private areas
- Shady areas, sunny areas
- Landscape, fire hazards, gardening, soil types

Take advantage of what's already on your build site and in your home.

Create a home you will be proud of and want to live in for the foreseeable future!





STEP.2 CONT

Write Down all the details about your property!

Fill in the boxes below!

Take a pen and paper or your phone and explore your property. Visit in the morning, midday, afternoon, and night to get a feel for what all the elements are doing every day.

Take note of every little meaningless thing, from types of trees, neighbors, rocks, water flow, steepness, views, and breezes.

Write Down The Kind of Landscape in The Box...

Write down natural features in the box...





STEP.2 CONT

Write Down all the details about your property!

Write Down The Kind of Aspect Facing in The Box...

Write Down Other Details in The Box...

Write Down Other Details in The Box...



BUILDING THE PUZZLE - CREATING YOUR FUTURE HOME

STEP .4





STEP.4

Putting all the pieces together & building that future home

You should be getting a little excited by now because you have come so far with your vision and goal of designing your new home.

We now need to put together all the special places you call home together in harmony.

Arranging rooms and spaces so that they connect to each other in a seamless way to create happiness and practicality.

How do your rooms need to feel?

What roles do the rooms & spaces need to perform?

How will you move around your home in the morning, night and day?

What kind of furniture will these rooms and spaces have?

What do you want to be close to in a room?

What do you want to be away from in your home?

What type of natural light should these rooms have?

What privacy do you and your family need and want?

This will be your beautiful & amazing home that seamlessly & effortlessly integrates with your perfect lifestyle and makes your life 10 times better than before.





**Think about each room
in your home**

STEP.4 CONT

Take the time to think about each room in your home. You'll be amazed by how much clarity this can give you for your overall layout design, and where your priorities lie.

Write Down Your Ideas Here in The Box...



**CREATE AN
ORIGINAL,
UNIQUE
LUXURY HOME
- COMPLETE
STEPS!**

STEP .5





STEP.5

Create a home that is authentic & built for you!

You are unique, you have character, you are special so don't be average and just follow what everyone else is doing.

What works for someone over on that property may not work for you!

This is where you need to break away and put all your ideas and thoughts into the big giant picture.

It's a huge, big, hairy scary thing to do designing your own home. But it won't be with our help and build processes to guide you through.

What house styles are you attracted to?

What shape & size do you want your rooms and areas to have?

What kind of feel do you want your new home to feel like?

**What kind of materials do you want to use throughout?
(Durable, long-lasting, and low maintenance)**

**How do you connect the interior to the exterior?
(walkways, holes, openings)**





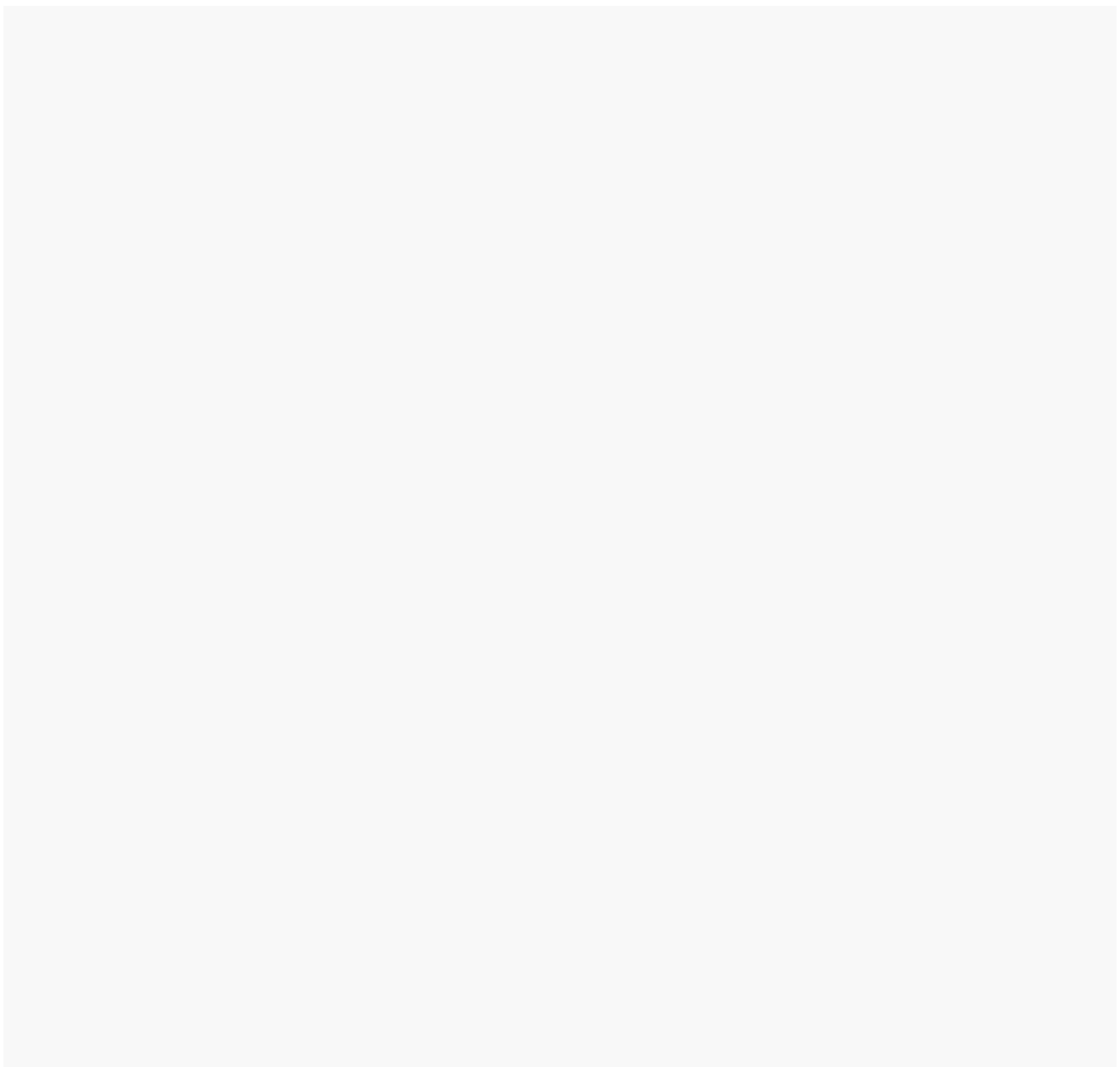
STEP.5 CONT

Draw your perfect home, including everything we covered so far!

It is recommended to seek recommendations from experts and professionals in the building industry before making any solid decisions.

That's why we are here!

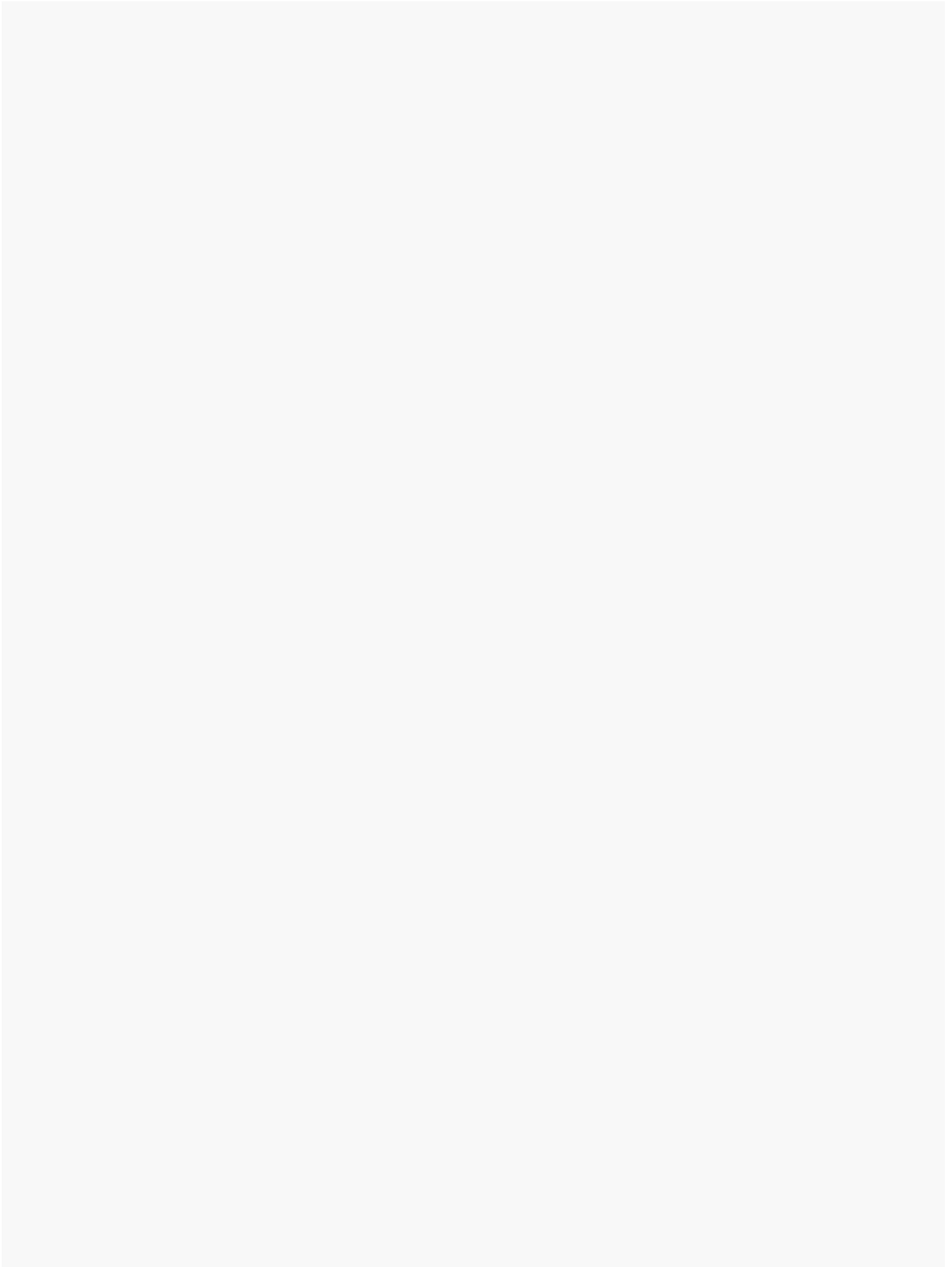
Draw your perfect home. (3d, 2d, how you want it!)





STEP.5 CONT

Draw your perfect home. (3d, 2d, how you want it!)



WHAT TO DO NEXT? BUILD YOUR DREAM LUXURY HOME...

STEP .6

HOME
SWEET
HOME



Getting it right can feel impossible. With so much at stake, you don't want to stuff it up.

Or be done over by professionals you mistakenly trust. That's exactly what I want to help you avoid - so you can get it right the first time.



**“HURRY OUR NEW BUILD SPOTS
ARE *FILLING UP FAST!*
CONTACT US TODAY!”**



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www.jthomes.com.au



**BOOK A FREE
CONSULTATION
TODAY!**

let's get started

