

The 5 Steps You Must Take to Achieve Your Dream Home



OWNER BUILDER
— SECRETS —

**Invaluable, one-on-one advice
for owner builders**

The 5 Steps You Must Take to Achieve Your Dream Home

Chip and Joanna Gaines have a lot to answer for - and so does Kevin McCloud!

Home building TV “reality” shows are a long way from actual reality - and being an Owner Builder is not as easy as it seems on TV or YouTube. But it can be even more worthwhile and satisfying.

There are 5 Steps to being a successful Owner Builder and if you understand these Steps you will be able to build or renovate your Dream Home – no matter what the economy is doing.

“Chip and Joanna Gaines have a lot to answer for...”



STEP ONE - WHY?

The first question you should ask yourself is :
“Why Should I be an Owner Builder?”

You may already have decided that you want to build or renovate your dream home but the problem here is that you have been lied to. I have seen claims that you can save up to 40% by being an Owner Builder, but this is just not true. Unless you actually build most of your home yourself – and, while that is possible for some, I am not suggesting that is necessarily possible for you.

You don't need to physically build your home to get the huge benefits that come from being an Owner Builder.

And while you can save some money by acting as your own Contractor - which is great, particularly in the current economy - that should not be your main motivation.

I will explain how you can save real money in a separate report but for now I want to focus on the three outcomes that, in my view, are even more important:

- **control**
- **freedom**
- **satisfaction.**

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And interestingly, all three benefits could be distilled into the final one – satisfaction. And isn't that ultimately what you want to achieve?

Control

As an Owner Builder you have ultimate control. You have control over the design and the budget and the program. You don't need to be limited in the options you can consider, and your choices don't have to be dictated by a contractor.

Plus, your control extends throughout the build – within reason, every step of the project can be reviewed and tweaked to suit your changing needs.

Freedom

The flexibility you have as an Owner Builder is unparalleled. For example, if you want to make a change to the design in a traditional build, your contractor will typically charge you and it may delay your program. Managed correctly, as an Owner Builder, you can incorporate design changes without penalty.



As another example of your freedom, if you decide you want to leave some areas of the build unfinished, as an Owner Builder that is no problem. With a contractor, you will be unlikely to receive the full saving and you may even be liable for penalties.

Satisfaction

You know that feeling you get when you reach a goal that you have trying to achieve for a long time – whether it is losing weight or beating your golf score – multiply that by 100 and it may get close to how proud you will feel when you open the front door of your new home to family and friends.

My clients have all enjoyed that thrill - just imagine how you will feel.

And it is not just completing your home that will be satisfying – the journey is also hugely rewarding – despite the inevitable challenges that you will face along the way.

If you want to discover the FREE Secrets about how much you can actually save being an Owner Builder please contact me:

david@ownerbuildersecrets.com

STEP TWO - ME?

The next step is to answer the question: “But Can I Do It?”

You can probably see the advantages of building for yourself but may still have doubts about whether you personally can actually do it.

Many potential Owner Builders are put off because they think they don't have the skill or experience to do it. And it is natural to have doubts and to focus on your perceived shortcomings.

The prospect of building your own home can be overwhelming - but I can assure you that lots of people [just like you] have been successful and have enjoyed the huge benefits of being an Owner Builder.

I can remember how nervous I was the first time I built my own home. Although I was an architect, my only building projects to that time were modest renovations and a timber deck!



And the project I was taking on was not only my home but it was a terrace development, so also included the home for some friends. It was daunting - but also exciting. There were challenges along the way, but it ended up a great success. And with us all remaining friends!

So, if you are considering taking the Owner Builder journey, I know how you may be feeling, and I can assure you that the journey is both possible and worth it.

But managing a building project is not for everyone and there are some critical character traits you need to be successful. I have identified nine aspects of your personality that are necessary to be a successful Owner Builder - but for now I just want to focus on the key three:

- **self-motivated**
- **organised**
- **decisive.**

If you have these skills or can develop them then you will be able to overcome all the challenges you will face as an Owner Builder.

But I need to warn you – if you aren't self-motivated, organised and decisive then your chances of being a successful Owner Builder are negligible. Sorry for being so blunt, but it is the truth.

One other thing you need to be a successful Owner Builder is time.

During the planning and design stage you will need to allocate quite a bit of time. But, if you don't have a tight program, this can be spread out - so you can fit it in with your work and other commitments.

And during the actual construction phase you will only need a couple of hours a day.

If you want to discover the other Secret personality traits that you need to be a successful Owner Builder, please contact me:

david@ownerbuildersecrets.com



STEP THREE - WHERE?

Deciding where to build is probably the easiest step in your Owner Builder journey. But don't be fooled - a mistake here can be very expensive and completely derail your project.

There are a number of things to consider, including:

- access to amenities
- neighbors
- zoning and other regulations
- soil conditions
- topography
- infrastructure and services
- traffic noise.

A critical **Secret** is that you must visit the property at different times of the day and week.

When my wife and I were considering purchasing a rural property some years ago we got really excited about the location after both the first and second visits. We then went back early the following day and discovered, to our dismay, that traffic noise from a highway over the next hill was really noticeable.

We had thought the highway was far enough away not to be of concern but this early morning visit [critically, on our own] highlighted an issue we had overlooked.

STEP FOUR - WHAT?

This is the fun part – working out what you want to build.

As an architect, I have a bias towards good design and so want to recommend that you spend plenty of time getting your new home design right. You definitely don't need to use an architect, but I do suggest you get some help.

And get clear about both your wants and your needs. Create a board in Pinterest or, go old school, and make a scrapbook of images and ideas that express what you are wanting to achieve.

“This is the fun part – working out what you want to build.”



Really do a deep dive into this – don't just focus on the practical things that you want to incorporate into your home but find images that express the more esoteric aspects that appeal to you. Capture the “vibe” that you are seeking to build into your dream home – and be adventurous in nailing this down.

Find house designs that you like and, if possible, inspect them or at least take a virtual tour. After completing this research you will be ready to work with your designer to achieve your dream home.

That process deserves its own report, so more on this later.

If you want to discover more **Design Secrets** that will make you a successful Owner Builder, please contact me :

david@ownerbuildersecrets.com

STEP FIVE - HOW?

Most would-be homeowners who are put off from being an Owner Builder think they lack the skill and experience to be successful.

But please believe me when I tell you that the technical side of building your own home is the least important aspect. One of my biggest tips for prospective Owner Builders is to simply build how most everyone else is building in your area. And the simplest way to learn that? Go and look!

The truth is that the easiest way to learn about building your home project is to visit houses under different stages of construction in the area you want to build. Take lots of photos and videos and make heaps of notes.

Check the structural system and the materials and finishes being used. If you can, find out who is supplying key materials and which sub-contractors are building the house.



There is heaps of information on the internet about every conceivable construction system and you can use this resource to fill any gaps in your own experience. But, ultimately you will be using sub-contractors who are experienced in their specific aspect of the build and so your role is to manage them, not do their job for them.

So, as I noted above, although this stage maybe the scariest for you – it doesn't need to be. I can teach you the strategies for managing the build process so that, even if you have never picked up a hammer, you can be a successful Owner Builder.

If you want to discover the other Secret Hacks for being a successful builder, please contact me :

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Why trust me?

I trust the insights I have provided above have been of value, but you may be wondering “Who is this person, and why should I listen to him?”

And that is a fair question.

My name is David Chandler and I have over 40-years experience in the construction industry – as both an architect and builder. This combined background makes me uniquely qualified to help you.

I have been involved in the design and construction of literally hundreds of residential projects from minor renovations to large scale new builds. And several of the projects were for myself – so I know first-hand what challenges you are facing as an Owner Builder.

Get in touch and let me help you achieve your **Dream Home.**

Best wishes on your building journey...

David.

david@ownerbuildersecrets.com

