

A minimalist dining room with a light wood table and chairs. On the table, there is a bowl of fruit, a glass, and a large woven basket. A vase with purple flowers is in the foreground. The background features a white wall with vertical wood paneling and a framed landscape painting.

BUILDING PEACE OF MIND: HOME BUILD CONSULTING SERVICES

SUPPORTING YOU FROM START TO FINISH.

OUR TEAM

Our mission is to guide and empower homeowners through the complexities of building, offering personalised insights and actionable advice at every step. With a unique blend of design vision and construction expertise, we're dedicated to helping clients make informed decisions, optimize their investments and bring their dream homes to life with confidence and peace of mind.



Courtney Horn

INTERIOR DESIGNER

Court is an accomplished Interior Designer with a Bachelor of Interior Design and over a decade of experience in the construction industry. As the owner of an award-winning interior design studio, she has worked on high-end custom builds, bringing a distinctive passion for functional design that enhances how we live in our spaces.

Known for her expertise in optimising plan layouts, Courtney specialises in creating interiors that balance beauty with practicality. Currently, she is furthering her knowledge by studying Building Biology and healthy building materials, underscoring her commitment to designing spaces that promote health, comfort, and sustainability.

Sam Horn

CUSTOM HOME BUILDER

Sam has over 20 years experience in the Construction Industry. As a multi award winning builder he has successfully completed more than 30 homes, each showcasing his commitment to excellence and attention to detail.

Sam is a certified Passive House Builder, bringing advance knowledge of energy efficient and sustainable building practices to his projects. Currently, he is expanding his expertise by studying Building Biology and Healthy Building Materials further enhancing his ability to create homes that support well-being and environmental health.



OUR THREE PACKAGES TO SUPPORT YOUR BUILD

GROUNDWORK PACKAGE:

Perfect for those seeking essential guidance and foundational insights to start their project on the right path.

VISION PACKAGE:

A comprehensive review of plans and contracts to enhance functionality, protect your investment, and refine your vision.

ELEVATE PACKAGE:

Complete end-to-end support through every phase of the build, including monthly check-ins for ongoing peace of mind.





GROUND WORK PACKAGE

INCLUSIONS:

Initial Consultation (1 hour)

- Goal Setting: your vision, key priorities and desired outcomes for your home
- Budget Review: basic guidance on aligning your budget with your goals, including tips on where to prioritise spending
- Building Basics: Overview of the building process to help you understand timelines, key milestones, and typical challenges

Plan Review

- High-Level Analysis: Review of architectural and interior layout for any obvious inefficiencies or inconsistencies.
- Suggested Adjustments: Provide 3-5 initial recommendations for layout improvements (e.g., repositioning rooms for better flow, maximising natural light, or improving functionality).
- Practical Tips: Share practical tips to enhance livability without significant design changes, such as minor tweaks to room dimensions or storage solutions.

Contract Review

please note this is not legal advice

- Key Terms: Summarise the essential terms to confirm with the builder (e.g., project scope, timeline, payment schedule).
- Risk Areas: Highlight potential risks, like vague completion dates or undefined material quality specifications.
- Negotiation Tips: Provide tips for negotiating common contract items, such as penalty clauses for delays or change-order policies.

TOTAL COST : \$1,800



VISION PACKAGE

INCLUSIONS:

Everything included in Ground Work Package plus the below:

Initial Consultation (1.5 hour)

- Goal Setting: more in depth discussion of your vision, style preferences, lifestyle needs and long-term goals
- Budget Review: Review and discuss budget allocation for each aspect of home in depth (eg, kitchens, bathrooms, exteriors)
- Site-Specific Considerations: Evaluate specific needs based on the lot (e.g., orientation, landscape features).

Plan Review

A more detailed overview including:

- House orientation
- Window locations and performance
- Review of External Construction Methods/Materials
- Kitchen and Bathroom Layout suggestions
- Quote reviews

Contract Review

please note this is not legal advice

- Comprehensive Review: Line-by-line review of the builder's contract, identifying clauses that may need clarification or negotiation.
- Detailed Feedback Summary: Written feedback highlighting areas of concern, including ambiguous terms, cost escalation clauses, or unclear warranty terms.
- Suggested Edits: Practical advice on negotiating specific contract terms, especially in areas where standard builder contracts may need adjustments.

Follow up Consultation (1 Hour)

- Feedback Discussion: Address any questions or clarifications based on the plan and contract review.
- Action Plan: Guiding you on the next steps, including recommended conversations with your builder.

TOTAL COST : \$3,200



ELEVATE PACKAGE

INCLUSIONS:

Everything included in Ground Work/Vision Package plus the below:

Initial Consultation (1.5 hour)

Plan Review

- **Thermal Performance Assessment:** We will conduct a thorough evaluation of your home's thermal efficiency, providing tailored suggestions to optimize performance. This includes an examination of window placement, insulation, and the construction of external walls.
- **Building Materials Evaluation:** We will review all selected building materials to ensure they are suitable for their intended purpose, helping you achieve a high-quality and durable home.
- **Internal Selections and Electrical Review:** This involves a detailed assessment of your interior choices, including flooring, joinery, tiles, fixtures, and fittings. We'll provide insights on how these products complement each other, fit within your budget, and align with your desired aesthetic.

Contract Review

1:1 Build Support

- Ongoing support when you need it
- Recommendations of trades/suppliers (local to Newcastle/Hunter Region)
- Quote Reviews to make sure you aren't over paying
- Building Inspection Report Reviews
- Answers to any queries you have along the way
- Ongoing reviews of builders correspondance

TOTAL COST : \$8,500

A photograph of a bedroom. In the foreground, a bed is covered with a white sheet and a light-colored, textured blanket. A large, dark brown, textured pillow is visible. To the right, a white nightstand holds a lamp with a dark, rounded base and a white, conical shade. A few books are stacked on the nightstand. The background shows a plain wall and a window with light-colored curtains.

READY TO BUILD WITH CONFIDENCE?

WHAT'S NEXT?

Get started with an initial consultation to discuss your goals and discover the best package for your needs.

Contact us today to book in.

Court - 0429 093 552

Sam - 0432 099 853

Let's bring your vision to life.