

# 10 Secrets to Choosing a Builder

**Aston**  
HOMES



[astonhomes.com.au](http://astonhomes.com.au)

**Your FREE gift  
to make your  
build easier.**

# A NOTE FROM OUR DIRECTORS

Dear home builder,

If you're reading this Aston Homes eBook, it's likely that you are considering building a home. This is an exciting time in your life! It's also a time where you've lots of questions you want answered – and probably a few concerns, too.

We hope that '10 Secrets to Choosing a Builder' gives you the confidence necessary to choose your ideal building partner – resulting in a home you can be proud of for generations to come.

For many years, the team behind Aston Homes worked across the building industry, observing the joys and challenges faced by home builders. We were tired of seeing Australians disappointed by the properties they'd newly built, which rarely compared to the fancy display suites they'd fallen in love with. There had to be a better way to build!

A better way is exactly what Aston Homes offers. Just like you, we're focused on families. We're a family business ourselves. And whilst we're not the biggest team, everything we build is created with the greatest attention to detail and passion for our customer's futures. Our personal experience shows us that a wonderful family life begins with a beautiful family home. Aston Homes make it faster, easier and more affordable for your family to build a home they'll love.

When it comes to choosing a builder for your future home, there's a few secrets you should know - and we're sharing 10 of them in our exclusive Aston Homes eBook. By considering each secret carefully, you'll soon be on the path to choosing the right builder for your home. Wishing you the best on your building journey!

VICTOR PISEVSKI & STEVE LAUTIER,  
ASTON HOMES DIRECTORS



*Vic Pisevski*  
*Steve Lautier*

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**HEAD TO PAGE 15 FOR  
YOUR FREE 'FINDING  
THE PERFECT BUILDER'  
CHECKLIST, PLUS A  
KIDS CHECKLIST TO  
GET THEM EXCITED!**





We had our second investment property built by Aston Homes and we have been unable to fault any step of the procedure from the actual building itself, right through to the after sales service. Everything that Aston Homes did for us was spot on.

KYLIE & WAYNE BELLAM

”

## 1. CHOOSE A BUILDER WITH A GREAT REPUTATION

Reputation is key when it comes to construction. You deserve to have your home built with quality materials and quality craftsmanship by quality tradespeople. Such talented builders enjoy substantial construction experience: these are the people you should appoint to build your home. Do your due diligence research, and look beyond the builder's impressive brochures and adverts to customer reviews and testimonials – and make sure they're genuine!

At Aston Homes, we love sharing our customer's real-life building stories. Many of our happy clients have presented us with enthusiastic testimonials about their building experience with Aston Homes – and over the years, we've become well-acquainted with them and their families. We're honoured to be a part of their journey!

I've worked in the industry for 18 months so far and I'm loving it. It kind of comes naturally to me, as everyone in my family has always worked in construction.

*Monique*



## 2. CHOOSE A BUILDER WITH EXPERTISE

Look beyond flashy advertising campaigns when you choose a builder: take time to select the one who's an expert! As you've already observed, Aston Homes' happy clients are testament to our decades of building experience and attention to detail. Our mission is to provide quality homes - delivered with passion and integrity - to Australian families. We appreciate how complex the process of selecting a builder and constructing a residence can be, which is why Aston Homes dedicate time with each of our home builders to fully unpack their building journey. Whether you want to discuss timelines, building materials or finishes - we're here to help! As expert builders, Aston Homes have an eye for detail and a passion for perfection. Trust us: you're in good hands.



### 3. CHOOSE A BUILDER WHO SUPPORTS YOU

L-R: STEVE, ROBERT, MONIQUE, LEAH, TAMMY, VICTOR, MONICA, JOSIE, RUSSELL



When choosing a builder to construct your dream home, your working relationship should extend beyond bricks and mortar. Finding a builder that supports you throughout the process, who addresses your concerns and makes you feel comfortable is key. At Aston Homes, our home builders receive regular construction updates, keeping them in the loop throughout the duration of their build. When we begin working with our clients, we invite them to meet with their building supervisor over a coffee to get better acquainted. We want to learn about your family, your goals and your ambitions! This time spent in conversation gives our team a deeper understanding of you as a home builder before 'breaking ground'. And that's not where the relationship ends: Aston Homes provides you with a key 'go-to' contact during your building journey, ensuring your questions are always answered. Your support is our priority!





## **4. CHOOSE A BUILDER WITH BEAUTIFUL DISPLAY HOMES...**

At Aston Homes, we present our display suites with the same level of attention to detail and quality as we do our finished homes. At each welcoming open day, you'll be greeted by a member of our friendly, professional team who will walk you through every aspect of our beautiful display properties in fine detail. Unlike many builders, Aston Homes don't believe in add-ons, or tiered pricing. What you see at our display suites – from the gleaming kitchens to the quality fixtures – is exactly what you'll get in your new home. No hidden extras. A visit to any Aston Homes display suite is your chance to start planning a bright new future. Get started today!

## 5... AND QUALITY HOMES UNDER CONSTRUCTION

Make sure your builder isn't dazzling you with an impressive display home, filled with optional extras to push you beyond your budget. Ask to see the properties they have under construction to get a great feel for their process and commitment to transparency. You're always welcome to view Aston Homes' current builds, and learn more about our building process. At Aston Homes, we're committed to delivering properties to our homebuilders that match their expectations. We love to engage our customers in the building process, helping them feel a sense of connection to the community they'll soon be building their future within. You'll find us frank and approachable, and we invite you to our building sites to observe our homes under construction.



BRICKLAYING IN PROGRESS



## 6. CHOOSE A BUILDER WHO'S UPFRONT ABOUT COSTS



When you begin to consider building a home, it's likely your friends and family will warn you about less than professional developers and their hidden costs that will leave you out of pocket. They're wise to do so, as many builders entice buyers with fancy advertising and luxurious display suites. Enthusiastic buyers are under the impression they can purchase the property they've fallen in love with for the advertised price - before realising that they'll need to pay tens of thousands more for the 'premium' version of the property they visited in the display suite.

At Aston Homes, our all-in pricing model means the display home you view is the home you'll get. If you see fancy tapware, you'll get fancy tapware. Stone island bench? You'll get that, too! We offer our home builders a sense confidence in their new build, safe in the knowledge that it will be delivered at a fixed price. Aston Homes will work with you through each stage of your building journey, giving you regular updates on your home's progress. You'll also receive a personal note from our team prior to commencing each stage of your build, so you're always in the know. Upfront, transparent: that's Aston Homes.

Take your time in doing your homework choosing your builder carefully. Building a home is not only the biggest financial investment in your life, but it's also an emotional one. It's so sad to see how many people's dreams of building their own home turn into a nightmare. I genuinely feel for them.

Vic ”

VICTOR PISEVSKI, ASTON HOMES DIRECTOR



## 7. CHOOSE A BUILDER WHO VALUES ENERGY EFFICIENCY

Now – more than ever – the environment we raise our families in matters. Sustainability and energy efficiency are key to our new communities, reflected in our homes and our communal spaces. How committed to energy efficiency is your builder? Your new home should comfortably meet or exceed the six-star minimum energy efficiency ratings. Rest assured, Aston Homes properties do just that – utilising grey water and offering solar panels across all of our builds. Aston builds also benefit from a number of smart features, to make your home as efficient as possible. Every little bit helps, after all. This not only keeps down the running costs of your new home – it's kinder to our environment, and increases the value of your property, too!



ASTON BUILDS BENEFIT FROM SELF-CLOSING EXHAUST FANS, FITTED WEATHER STRIPS ON WINDOWS AND SLIDING DOORS, SEALED PENETRATIONS AROUND DOORS AND WINDOWS AND DRAUGHT STOPPERS WHERE POSSIBLE.



My perfect day in our local community would be a lovely catch up with family and friends over lunch at Turner's Bakery,

*Josie*

## 8. CHOOSE A BUILDER WHO KNOWS YOUR COMMUNITY

As expert developers in Melbourne's outer-north, the Aston Homes team live in the communities we build. Is your builder a part of the community – or are they a huge corporation? Whether you're building at Donnybrook, Wollert, Craigieburn, Whittlesea or Wallan – your neighbourhood is our neighbourhood. If you're new to Melbourne's northern communities, we'll be happy to introduce you to our favourite local spots – many of which are just the place to meet your neighbours! One of our favourite new community spaces is Aurora Estate's Sprout Hub, a perfect venue for families and young professionals to connect.



Aston Homes also proudly support Craigieburn Football Club, supporting healthy recreation with our sponsorship throughout the year. If you're after a new local footy club to follow, you've found it!



## 9. CHOOSE A BUILDER WHO CARES



With Melbourne growing at an exponential rate, many builders are focused solely on getting homes completed and moving on to the next project. This means home builders get their keys, and that's the last they hear from their builder.

Rest assured, the Aston Homes experience is different. Aftercare is a critical part of our service – as we know from experience that you'll have questions for us long after you've happily moved into your new home. If there's anything you need, the Aston Homes team are simply a phone call away. We're serious: call us. Director Victor recently dropped a new towel rail 'round to the house of our good client, Bikram – that's the type of personal service you can expect from Aston Homes.



## 10. CHOOSE A BUILDER YOU CAN TRUST

When it comes to choosing a builder, trust your instincts. Only you will ever know what is perfectly right for your family and your future. Whilst choosing a builder for your new home is an exciting time, it's also a time for considered thinking. Which community should you build in? What kind of a house do you need today? What kind of a house will you need in five or ten years?

Your most important decision, of course, is to decide upon your builder. As a business, do they have the qualities we've recommended to you? If not, search on. Beyond the display suites, the advertising and the promotion – you must have a trusting relationship with your builder.

Aston Homes are a family business. We love the communities we serve. We respect our clients. We offer a unique building solution, without add-ons or upselling. We're here to help you select the best home, guiding you through each stage of construction and supporting you in the years that follow. After all, we're building your beautiful future. There's nothing more important.



# GET IN TOUCH

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For more information on Aston Homes communities,  
give our friendly team a call, visit our website or  
join us at our Aurora display homes.

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