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*For Immediate Release*

**Tips for Building Your First Home by the experts - Devmco Realty**

Building your dream home can be a significant life milestone, and for many, it's a journey filled with excitement and anticipation. However, it can also be a complex and challenging process with numerous decisions to make and potential pitfalls to navigate. In a recent podcast episode titled [Mastering Home Construction](https://open.spotify.com/episode/07MBgk6jmHNzC41iipZxL4?si=e23563a28ec84848), Schalk Theunissen, Managing Director at Devmco Group, and Pam Naidu, Director of Sales & Marketing at Devmco Realty, offer valuable insights and expert advice to help first-time homebuilders successfully embark on this journey. According to Theunissen, within the popular Salta Sibaya development they have seen a significant increase in the number of buyers wanting to build their own dream homes – rather than buying plot and plan.

Whether you're taking your first step into home construction or you're an experienced builder, these tips are essential to ensure your dream home becomes a reality.

1. **Start with a clear plan**

Ensure that your architectural and structural plans are completed before construction begins to minimise design changes during the build.

1. **Budget wisely**

Stick to your budget to avoid unexpected expenses that can quickly multiply.

1. **Assemble a strong professional team**

Select experienced professionals, including architects and builders, with a solid track record of success.

1. **Understand the cost**

Determine the total cost of your project before starting. Obtain quotes from builders or enlist the help of a quantity surveyor or architect to establish a cost structure.

1. **Competitive bidding for builders**

Consider a competitive bidding process to select a builder, ensuring you get the best value for your project.

1. **Sign a fair contract**

Sign a well-structured contract with your builder, one that's beneficial to both parties, and make sure it's filled in correctly to avoid future complications. Seek advice from professionals, such as conveyancing attorneys, real estate agents and industry experts before signing any agreements or making key decisions.

1. **Navigate the legal and financial process**

Understand the legal and financial aspects, including the land sales agreement, deposit payments, and securing the balance of the purchase price before embarking on the project.

1. **Timing is key**

Be aware of the timeframes involved, as it can take several months for plans to be approved, a builder to start, and the construction process to conclude.

1. **Comprehensive nagging**

Prioritise snagging to resolve any issues before moving into your new home. Make a comprehensive list of snags to ensure everything is addressed.

1. **Seek professional advice**

Do thorough research and seek advice from professionals and industry experts before signing any agreements or making key decisions.

1. **Comprehensive house design**

Design your entire house comprehensively from the start, including crucial areas like the kitchen and bathroom, consulting with specialists or designers early in the process to avoid complications with layouts and plumbing points.

1. **Engage with the Homeowners Association** (if applicable)

If building within an estate, communicate with the Homeowners’ Association for guidance and insights into common mistakes and best practices.

**Some additional points to consider…**

According to Naidu, when purchasing land for your future home, it begins with signing a Land Sales Agreement (LSA), which is overseen by the conveyancing attorney. A 10% deposit of the purchase price is required within two weeks and is safeguarded in the attorney’s trust account. The timing to secure the remaining purchase price (typically 30 to 60 days from the agreement) may vary depending on the developer’s policies.

When considering the mortgage bond route, it's important to note that South African banks typically extend loans covering a range of 50% to 70% of the purchase price. This means that any financial contribution beyond the bank's loan should be factored into your budgeting strategy. While bank guarantees are an accepted option, a 10% deposit of the purchase price remains a prerequisite.

Naidu explains, “Although the legal process may be highly regulated, you won’t be navigating it alone. As part of our offering at Devmco Realty, we are here to provide expert guidance throughout the entire process and help you build the home of your dreams”. Visit <https://m.devmcorealty.co.za/> to explore a variety of exciting investment opportunities on the North Coast.

**ENDS**

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**Notes to the editor:**

*About Devmco Realty –* As part of Devmco Group, Devmco Realty is a market leader in premium luxury real estate spearheaded by a dedicated team of passionate property professionals, selling off-plan developments on KZN’s North Coast including Sibaya’s OceanDune, Pebble Beach, Gold Coast Estate and Salta Sibaya within the Sibaya Coastal Precinct. Devmco Realty has a dynamic team with a wealth of knowledge and experience in the luxury property market, with record-breaking sale rates in off-plan developments.

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