



Your Guide to Custom Home Design

Everything you need to
know about designing and
building your custom home

A dream worth building



Design Freedom to Bring Your Vision to Life

A custom home build allows you to create a home that feels right for you — your lifestyle, your family and the way you want to live. It is about building a home that feels more considered, more personal and better suited to what you want now and into the future.

Custom does not always mean starting completely from scratch. For many people, it means taking an existing Crystele Homes design and tailoring it to better suit their needs — adjusting the floorplan, changing the façade, creating more space, refining the layout, and selecting finishes and inclusions that feel right for them.

It is about creating a home that works for real life. The way your family moves through the home. How much storage you need. Where natural light comes in. How your indoor and outdoor spaces connect. And how each part of the home supports the way you want to live every day.

At Crystele Homes, we help bring your ideas together with practical building advice, so the end result feels personal, functional and achievable — not overcomplicated.



Why Build Custom?

More flexibility from the start

A custom build gives you more room to shape your home around what you actually need. You can start with an existing Crystele Homes design and tailor it to suit your block, lifestyle, family and budget.

A home that works for real life

The best home is one that makes everyday living easier. A custom build lets you think through the details that matter. Like how your family uses the space, where you need more storage, how rooms connect and what will work for you now as well as in the years to come.

Designed to suit your block

Every block is different. Your home needs to work with the land, not against it. A custom build allows the design to be considered around things like block size, orientation, access, natural light, site conditions and approval requirements.

Why Build with Crystele Homes?

A custom home needs the right balance of design flexibility, practical advice and quality construction. Crystele Homes works with you to create a home that feels tailored to your needs, while keeping the process clear, realistic and well-considered from the beginning.

Design flexibility

Start with one of our home designs and tailor it to suit your block, lifestyle and budget, from layout changes and façade options through to finishes, inclusions and upgrades.

Practical building advice

Our team helps you make decisions that are not only exciting, but achievable. We guide you on what will work best for your block, your plans and your budget.

Quality workmanship

Your home is built with care, attention to detail and a focus on lasting quality, so the finished result feels considered from the ground up.

Clear communication

You will know what is happening at each stage, what decisions need to be made and what comes next – without feeling left in the dark.

A more personal building experience

A custom home is personal. Crystele Homes takes the time to understand what matters to you, so your home feels like it was designed for the way you actually live.



Process Overview

Every custom build is different, but the overall journey follows a clear process – from your initial brief and design direction through to tender, approvals, construction and handover. Crystele Homes guides you through each stage so you know what to expect, what decisions need to be made, and what comes next.



Step 1 Brief, design direction and initial estimate

Meet with our team to discuss your vision, lifestyle needs, design direction and budget. From here, review your initial estimate, and option for finishes, inclusions and upgrades.

Step 2 Reports, tender and contract

We order the required reports, confirm site-related costs, present your tender and concept plans, then move into contract documentation.

Step 3 Approvals, selections and final documentation

We prepare the required plans and documents, coordinate your selections and lodge for approval.

Step 4 Construction and handover

Once approvals are in place, we prepare for construction, keep you updated throughout the “build” and hand over your new home when complete.

1 Brief, Design Direction and Deposit

Your new home journey starts by meeting with one of our New Home Sales Consultants to discuss the home you want to build.

At this stage, you will:

- Discuss your lifestyle, ideas, budget and design brief
- Review suitable design options and directions
- Discuss any layout changes, upgrades or inclusions you would like to make
- Review your initial estimate
- Pay a **\$2,500** non-refundable deposit to initiate your formal tender and concept plan design



2 Site Reports, Tender and Contract

Once your project is underway, we order the surveys and reports required to confirm your site costs and prepare your tender.

At this stage, you will:

- Have surveys and reports ordered
- Receive your tender and concept plan presentation
- Pay a \$17,500 tender acceptance fee
- Sign your HIA Contract
- Pay the balance of your contract deposit



3 Approvals, Selections and Final Documentation

Once your tender and contract stage is complete, we move into approvals and documentation.

At this stage, we coordinate:

- Lodgement plans and BASIX
- Your external and internal colour selection appointment
- Developer approval, if required
- Any additional documentation required, such as bushfire reports, acoustic reports, engineering, landscaping or stormwater plans
- Council or CDC application preparation
- Lodgement to council or a certifier for approval
- Council or certifier approval
- Final selection documents for your construction plans
- Proof of funds



4 Construction and Handover

Once approvals are in place, we move into the construction phase.

At this stage, you can expect:

- Preparation for construction to commence
- Progress updates from your Construction Supervisor throughout the build
- Handover of your new home, including your keys, instruction manuals, certificates and warranties



Progress Payment Schedule

Progress payments are made at key construction milestones as your home moves through the build. This is a standard part of the building process and reflects the work completed at each stage.



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Deposit (less money paid)	10%
Slab	10%
Frame	15%
Brickwork	10%
Roof Installed	15%
Lock Up	15%
Kitchen Installed	15%
Completion	10%

Subject to financial lender approval.

Ready To Build Your Custom Home?

If you are ready to create a home that feels more considered, more personal and better suited to the way you want to live, Crystele Homes can guide you through the process from design and tender through to approvals, construction and handover. Our team is here to make each step feel clear, manageable and well supported from start to finish.



Our Display Locations



Scan QR code to visit
crystelehomes.com.au
02 4648 1913
4/39 Topham Rd, Smeaton Grange
Follow us @crystelehomes

Disclaimer: All process information, fees, deposit amounts, payment stages and approval pathways are subject to change and should be confirmed with Crystele Homes prior to proceeding. Marketing By Foundry Three.

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