



Our
5 step

Build Process



Relax with our 5 step process to your [perfect dream home](#).

The Tempo team provides a personalised service with our proven 5 step process, getting you from your old home into a brand new, custom-built home. We'll help you through the process every step of the way.

Located in the heart of the Mornington Peninsula, we pride ourselves not just on creating exceptional homes – we help you to build the lifestyle you've always wanted.

Through our partnership with local architects and planners we provide clients with seamless integration of design flexibility, project management and high quality home construction.

With more than 10 years' experience in knockdown and home rebuild, we'll guide you through each step of the process. Our seamless 5 step process is very straightforward, flexible when you need it to be and above all, transparent. Our fully integrated service incorporates clear communication and solid advice reflected in the quality of every home we build.

Build Process

5 steps to a brand new custom-built home.



STEP 1 ASSESS

Site Assessment, Concept Drawings & Build Budget

Preliminary Research & Assessment

The Tempo Home Rebuild team carry out a site inspection to assess your block of land and gather all data required to develop the site. This involves collecting and assessing the following information:

- > Site feature survey and soil report
- > Instruments check (covenants, caveats, etc.)
- > Town planning information including zoning, overlays and specific council requirements
- > Council property information
- > Asset and easement information
- > Flood level information
- > Site inspection and assessment to explore possibilities

From this information we'll be able to establish opportunities and any potential issues with the proposed development to finalise the scope of the project. We'll then prepare a preliminary design to ensure the proposed development meets the basic parameters and requirements of the site.

Concept Plans

The next stage is to assess what you want in your new custom-built home. Using the information you give us about your lifestyle, how you want to live, the style of home you want and your budget, we'll prepare concept plans for the site, floor plans and façade elevations of the home.

Build Budget

The final stage of Step 1 is from the feedback you've given us, we will provide revisions of the concept design.

Once a concept design is finalised, we'll provide easy to understand quotes and a fixed price building contract based on the approved concept drawings and custom inclusions list.



STEP 2 PLAN

Town Planning Drawings & Application

Town Planning Drawings

With the advantage of our local knowledge and in-house total planning service, The Tempo Home Rebuild team of specialists prepare all necessary drawings required for town planning applications. Each project is different, but this generally includes preparing the following:

- > Neighbourhood and site description plan
- > Floor plans for each level
- > External elevations (including existing where required)
- > Shadow diagrams
- > Overlooking diagrams (if applicable)
- > Streetscape elevations or photos (where required)
- > Landscape plan

Town Planning Application

The Tempo Home Rebuild team will manage the town planning application for you. Depending on the complexity of the application, this can cover:

- > Plan appraisal and design advice
- > Liaising with sub-consultants if required
- > Preparation of a comprehensive planning submission
- > Preparation of comprehensive response to letters and any objections received
- > Manage town planning application up to permit stage
- > Advertising
- > Title search
- > Build and consent to build on flood prone land
- > Asset protection





STEP 3 SELECT

Final Drawings, Interior Selections & Build Quotation

Final Architectural Drawings

With the concept drawings approved, the Tempo Home Rebuild team start work on the architectural drawings required for the building permit application. These drawings generally consist of the following:

- > Existing site and demolition plan
- > Footing/slab set out plan
- > Floor plans for each level
- > Building sections and details
- > Window schedule
- > Electrical layouts
- > Cabinetry drawings
- > Overlooking diagrams (if applicable)
- > Structural engineering and civil engineering design
- > Thermal energy report

Interior Fitout and Colour Selections

Probably the most exciting part of building your own home can also be one of the hardest – and that’s making all the interior fitout and colour selection decisions. The Tempo Innovation Centre showcases the very latest materials, fittings and trends to help you make your selection choices. At the Tempo Innovation Centre you’ll also be able to see first-hand the quality of our work.

The team will help you make decisions about:

- > Wall tiles and floor coverings
- > Cabinetry design and finishes
- > Plumbing fixtures, fittings and tapware
- > Paint colours
- > Electrical and heating/cooling

Build Quotation

Once all the nitty gritty details have been decided upon, the Home Rebuild team will prepare a final estimate and provide you with a fixed price quotation.



STEP 4 BUILDING PERMIT

With all the decisions made and signed off, the next step is to apply for a building permit.

The Tempo Home Rebuild team will prepare the application and take care of all the administration that goes with obtaining a building permit. This includes:

- > Collaboration of required documentation
- > Response to additional building surveyor requirements
- > Liaising with external consultants on the development of documentation
- > Submission of required applications including legal point of discharge, size depth offset, property information, certificate of title and home owners warranty insurance
- > Obtaining required certificates including engineering, timber specification, truss specification, cladding accreditation
- > Submit letter of applied protection works if required



STEP 5 BUILD

With the building permit obtained, Tempo can start construction of your custom-built home.

You’ll be introduced to the project manager, who’ll manage all trades, suppliers and all aspects of the build.



Create your perfect dream home.

From coastal retreats, terrace homes and luxury apartments, to custom residences for families with kids that refuse to leave home, the Tempo team is proud of the work we do and we're passionate about helping you achieve your perfect dream home.

The Tempo Group was founded by Peninsula local and father-of-three Ben Comelli with a mission to create one-of-a-kind custom built homes for those looking for something beyond the ordinary. Located in the heart of the Mornington Peninsula, we pride ourselves not just on creating exceptional homes – we help you to build the lifestyle you've always wanted.

Innovation Centre

The Tempo Innovation Centre demonstrates the quality of our workmanship and showcases the very latest materials and fittings setting trends in residential developments. It's where we chat about your individual taste and lifestyle requirements.

Your needs come first, so we offer flexibility of design to help you build your dream home in the most cost effective way and in the shortest time. Our building and design consultants provide expert knowledge and advice. We guide you through the entire build process and ensure you're involved every step of the way.

Knockdown rebuild

If you're thinking about a home rebuild, there are many things you'll need to consider before you start. Planning regulations, street frontage, setbacks, easements and overlays are just the beginning. Then there's the exciting things like the selection of materials, colours, fixtures and fittings. The Tempo Home Rebuild team provide industry leading service and support every step of the way with our 5 step build process so you can knockdown and rebuild with confidence.

Get in touch today

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