

## WHAT IS SELF-BUILD

Self-Build is defined as projects where someone directly organizes the design and construction of their new home. This covers quite a wide range of projects. The most obvious example is a traditional 'DIY self-build' home, where the self-builder selects the design they want and then does much of the actual construction or work themselves. Self-build also includes projects where the self-builder arranges for an architect/contractor to build their home for them; and those projects that are delivered by kit home companies (where the self-builder still has to find the land, arrange for the slab to be installed and then has to organize the kit home company to build the property for them). Many community-led projects are defined as self builds too – as the members of the community often do all the organizing and often quite a bit of the construction work. Some people have summarized self-build homes as those where people roll their sleeves up and get their hands dirty by organizing or doing the physical work themselves.

Custom build homes tend to be those where you work with a specialist developer to help deliver your own home. This is usually less stressful as you'll have an 'expert' riding shotgun for you. A new breed of custom build developer has emerged over the last two years, and these organizations take on most of the

gritty issues for you – everything from securing or providing a site in the first place, through to managing the construction work and even arranging the in house financing for you. This is more of a 'hands off' approach. It also de-risks the process for the person who is seeking to get a home built. Some people are concerned that by going to a custom build developer you'll get less of a say in the design and layout of the home you want. But this shouldn't be the case; a good custom build developer will be able to tailor it to perfectly match your requirements.

One or two custom build developers also provide a menu of custom build options – for example, they may offer to just sell you a serviced building plot (that you then take over and organize everything on); or they might offer to build your home to a watertight stage (so that you can then finish it off and fit it out to your requirements).