



A simple,  
practical  
guide to  
planning  
your build or  
renovation  
with  
confidence.

# Your Sunshine Coast Building & Renovation Starter Guide

## 1. Start With Your Why

Before you look at designs or Pinterest boards, get clear on why you're building or renovating. Is it for more space, better flow, resale value, lifestyle, or all of the above?

Your 'why' will guide every decision.

## 2. Understand Your Block

On the Sunshine Coast, your land plays a huge role in cost and design. Consider slope, soil type, drainage, access, bushfire or flood overlays, and council zoning.



# Start planning early...

## **3. Set a Realistic Budget**

Your budget should include design, approvals, site works, construction, and a contingency buffer. Always leave room for surprises—especially with renovations.

## **4. Get the Right Plans & Reports**

Most projects will need architectural or building plans, engineering design, soil testing, energy rating, and detailed specifications. These protect you and your builder.

## **5. Choose the Right Builder**

Look for a licensed, insured, local Sunshine Coast builder with good communication, clear processes, and proven experience in projects like yours.

## **6. Think About Your Selections Early**

Flooring, kitchens, bathrooms, windows, and finishes have a big impact on cost. Early decisions help avoid delays and budget blowouts.



## **7. Know the Approval Process**

Depending on your project, you may need council approval or private certification. This can take weeks or months, so plan ahead.

## **8. Plan for Living**

Through the Build Renovating while living in your home can be challenging. Consider noise, dust, access, and safety—especially with kids.

## **9. Communication Is Everything**

Clear, regular communication with your builder makes the process smoother. Ask questions early and don't be afraid to speak up.

## **10. Enjoy the Process**

Building or renovating is a big journey. With good planning and the right team, it can be exciting—not stressful.

# **Next Steps**

If you're planning a build or renovation on the Sunshine Coast, the best first step is a clear plan. Get advice early, understand your site, and choose a builder who understands the local area and your goals.

