LATITUDE 37

Custom home readiness checklist

A practical checklist to help you understand what you have already considered, what still needs attention and your next step towards building a custom home.

Work through the questions individually or together. Tick the statements you feel comfortable with and make a note of anything you are unsure about. An unticked box may simply point to a question worth exploring.

Where this sits:

Exploring > Planning > Choosing > Designing > Committing > Building > Living

Use it to: Explore practical and personal questions.
Not yet: A commitment to build or a final design brief.

01 Why we want to build

Before considering land, design or costs, establish what you are hoping your next home will change about the way you live.

- ☐ **We understand why we want to build a custom home.**
  We can explain what is not working in our current home or what we want our next home to provide.

- ☐ **We know what matters most to our household.**
  We have discussed space, privacy, family routines, entertaining, working from home or future flexibility.

- ☐ **We have considered how our needs may change.**
  We have thought about how we might live in the home over the coming years.

- ☐ **We agree on what success would look like.**
  We have a shared understanding of what would make the project worthwhile.

Notes / questions to explore: _____

02 Our land and site position

Your land can influence what is possible, how your home is designed and what it may cost to build.

☐ **We know whether we are looking for land or planning around an existing property.**
We have identified preferred locations and whether to purchase, build on land we own or replace an existing home.

☐ **We understand that not every block will suit the home we want.**
Orientation, slope, access, dimensions, neighbours, easements and planning controls may influence the design.

☐ **We know which site questions need professional advice.**
We have identified what should be checked before purchase or committing to a design.

☐ **We are comfortable leaving some site decisions open.**
We can explore our needs, budget and site characteristics before finding land.

Notes / questions to explore: _____

03 Our budget and financial position

Financial readiness is about the total commitment you are comfortable making, not simply the maximum you could borrow.

☐ **We have an indicative budget we are comfortable with.**
We have considered our circumstances and an appropriate level of investment.

☐ **We understand that the total project cost extends beyond construction.**
We have considered land, site works, professional fees, approvals, landscaping and external works.

☐ **We know what financial information still needs confirming.**
We have identified any lending advice, finance approval or further cost guidance needed.

☐ **We have considered our ongoing commitments during the project.**
We have thought about mortgage repayments, rent, land holding costs and other expenses.

Notes / questions to explore: _____

04 Our design priorities

You do not need to know exactly what your future home will look like. Focus on the outcomes that matter most.

☐ **We can describe the way we want to live.**
We have thought about how spaces should function and connect.

☐ **We can distinguish essentials from preferences.**
We know which features are important and which we could adjust.

☐ **We are open to professional design advice.**
We are willing to consider approaches we may not have thought of.

☐ **We are comfortable leaving detailed selections until later.**
We do not expect to decide every room, material, fitting or finish at the outset.

Notes / questions to explore: _____

05 Our timing and personal circumstances

A custom home project needs to fit alongside everyday life and allow time for work before construction.

☐ **We have considered when we would ideally like to move in.**
We know whether we have a target date or flexibility.

☐ **We understand that construction does not begin as soon as design is finalised.**
Documentation, engineering, approvals, coordination and preparation may still be needed.

☐ **We have considered our capacity to participate in the design process.**
We have considered availability for meetings, reviews and decisions.

☐ **We have identified any circumstances that could affect our timing.**
We have considered life events, financial changes and other commitments.

Notes / questions to explore: _____

06 How we will make decisions

Agreeing on how you will approach decisions can make the process easier.

- ☐ **We know who needs to be involved in key decisions.**
  We have identified who will contribute to budget, design and major commitments.

- ☐ **We can discuss different priorities constructively.**
  We are willing to explain, listen and work towards shared decisions.

- ☐ **We understand that some decisions will involve trade-offs.**
  We can consider how choices affect cost, space, complexity or timing.

- ☐ **We know when to seek advice rather than make assumptions.**
  We have identified where financial, property or design-and-build advice may help.

Notes / questions to explore: _____

07 Our readiness to take the next step

You do not need every box ticked to make progress. Identify what needs to happen next.

- ☐ **We can identify what is already clear.**
  We know which aspects of location, budget, priorities and timing are settled.

- ☐ **We can identify what is still an assumption.**
  We have noted unconfirmed expectations about site, costs, approvals or timing.

- ☐ **We know whether there is a reason to pause.**
  We have considered unresolved finance or other significant constraints.

- ☐ **We know which question needs answering next.**
  We can identify the single most useful thing to investigate.

☐ **We know who can help us take that next step.**
We have identified the appropriate professional advice or information.

Notes / questions to explore: _____

Three signals of healthy readiness

1. You understand what matters most. You can explain why you are considering a custom home and which outcomes matter to your household.
2. You recognise what you do not know yet. You can identify assumptions or unanswered questions that deserve attention.
3. You are comfortable with your next step. Whether you explore land, seek advice, consider design possibilities or wait, you understand why.

Being ready does not mean having everything decided. It means having enough clarity to make your next decision with confidence.

Your next question / action

_____

_____

The Latitude 37 lens

Early conversations are about feasibility and priorities as much as design. Latitude 37 helps you understand what you are hoping to achieve, identify practical questions and explore what is possible before making significant commitments.

START A CONVERSATION