

YOUR HOME, TAILORED TO YOU!

Custom Design and construct
specialists for over 30 years.
Family Owned and Operated.





Why Build with Tapscott Homes?

Total Commitment to Quality

Our trusted team of professional tradesman deliver high calibre craftsmanship that Tapscott Homes guarantees for quality. Tapscott Homes has a proven track record for attention to detail and unsurpassed finish.

Free Onsite Inspection

We like to make sure we understand your exact requirements and offer professional advice on how to take best advantage of your aspect.

Personal Care and Attention

Your own personal building consultants are here to help you every step of the way. It's all about listening, understanding and achieving the home that you will truly love.

Fixed Price Contract

You can build with confidence, as everything documented and agreed is included in your fixed price contract, so there are no nasty hidden surprises.

Designer Style and Finishes

Handcraft your home with our professional home designer, tailoring your home to you. Enjoy the perfect selection of finishes, character, practicality and style.

Communication is our Priority

We like to keep you informed every step of the way. We are here for you, keeping you in the loop and willing to make the extra effort to ensure your build runs as smoothly as possible.

Built on Family Values

Tapscott Homes is a family owned and managed business established in 1992 with a reputation built on quality, care and value. You'll appreciate the dependability and respect that comes with Tapscott family values.

Energy Efficient Homes

Tapscott Homes has Accreditation to HIA Green Smart Building and Design standards. Long after we hand you the keys, you'll enjoy the reduction in your long term running costs.

Your Home Tailored to YOU!

Our homes are as individual as you are and we pride ourselves on listening to your needs, working with you from day one to ensure you enjoy a finished home reflects your personal style and taste and exceeds your expectations.



Total Quality Guarantee

Tapscott Homes is dedicated to delivering a finished home that you'll appreciate for years to come. Quality is not an option with Tapscott Homes, it is a way of life. We are satisfied when you are totally satisfied with every aspect of your new home.

Total Connection Guarantee

Tapscott Homes are committed to keeping you updated every step of the way with clear and open communications. Regular contact is the key to unlocking those extra special touches and infusing your new home with your unique style.

Total Control Guarantee

Tapscott Homes offers fixed price contracts and guaranteed build times so you can build your dream home with total peace of mind.

Total Life Expectancy Guarantee

Tapscott Homes provides a 6.6 year guarantee on materials and workmanship or the manufacturer's material life expectancy.

Total Workmanship Guarantee

Tapscott Homes guarantee to deliver your home defect free. Our experienced and reliable trades pride themselves in their workmanship and attention to detail in every new home.



“The better we get to know you and how you want your home to feel, the better we can tailor your new home to you. Tapscott Homes stands for more than just quality. It represents a guarantee from us to create exceptional homes for people who want to make the most of their lifestyle and their hard-earned dollars. I personally oversee and inspect the workmanship of every Tapscott Home we build to ensure it meets our exacting standards.”

Brett Tapscott
Owner & Founder

6 Easy Steps to Building Your New Homes

1. COST ANALYSIS

The Right Design

Liaise with our home consultants to create the plan and specifications to suite your budget and lifestyle. We'll arrange an inspection of your site with you to site your new home on your block to take best advantage of the aspect.

We require your land survey/registered plan and a copy of any estate covenants from which we will prepare a written cost analysis for you. It's time to make sure you have preliminary finance approval?

2. QUOTATION

Design Phase

For the investment of \$6,600.00 (an initial deposit) for single storey dwelling or \$7,700.00 for a double storey dwelling we will note any further changes to your design and specifications / inclusions and arrange for:

1. Sketch drawings including site plan, floor plan, 4 x elevations and 3D image
2. Soil report
3. Percolation report (if required)
4. Contour survey plan
5. Septic design (if applicable)
6. Arrange an appointment with our Colour Consultant to discuss your interior and exterior selections

Engineering Phase

Once the design phase has been completed we will arrange for:

1. Preliminary Working Drawings
2. Full engineering including slab design, wall frames and roof trusses
3. All variables are fixed priced including energy efficiency rating, bushfire rating and flood mitigation (if applicable)

3. CONTRACT

Your fixed price building contract documentation includes:

1. Final Working Drawings including all engineering designs and specifications.
2. Colour selections
3. Detailed specifications and inclusions
4. Housing Industry Association contract documentation

The balance of your deposit (5% of the contract value less the initial deposit paid) is now required to get us to the next step.

4. SIMPLE PAPERWORK

A copy of your preliminary finance approval and funding along with Covenant approval from the developer (if applicable), is now required. We will lodge the Covenant approval process on your behalf.

5. AUTHORITIES

Your Approval to Build

Relax while we apply for all necessary council and other authority approvals. You will receive these along with a copy of the approved plans and our insurance certificate which your finance lender will require.

The authority to commence construction is issued by your finance lender and we can now proceed to arrange construction of your new home.

6. CONSTRUCTION

Construction is under way

We will keep your informed every step of the way and arrange for regular site meetings with the appropriate construction supervisor. You can simply sit back and await your brand new Tapscott Home.

“Tapscott Homes worked with our ideas to make a plan to suit us. We had a strict budget to work to and they hit the mark. Nothing was ever too hard. They did an awesome job - we are really happy with it. We'd recommend them to anyone”.

Nat & Todd

The Tapscott Homes Advantage

Building a new home is a life changing experience and represents one of the biggest investments many people make in their lives. You certainly don't want to leave it to chance. You'll appreciate the peace of mind when building with Tapscott Homes. Whether you want to develop your home uniquely from the ground up or tailor one of Tapscott Homes' Designer Plans to your individual style, the finished result is always the same...Total satisfaction.

It all starts with a commitment from Tapscott to building your home as if it was their very own. Forged on family traditions for more than 30 years, Tapscott Homes have earned their reputation for designer style, precision building and impeccable finishes. Talk to Tapscott today about realising your ideal home and make the perfect choice to suit your lifestyle.

Contact us today - your home tailored to YOU!

“We would rate Tapscott Homes a 10 out of 10, perhaps even 11 out of 10. I couldn't fault them, I would definitely recommend them again. Out of all the builds we have done, I would say this has been the most enjoyable without a doubt”

Donna & Tonny
River Heads



tapscotthomes

1300 118 066 | tapscotthomes.com.au