

L I M I T L E S S

**Passion, quality,
collaboration.**

Limitless is a boutique builder to take you on the dream home journey.



ABOUT

Limitless Building is a dedicated boutique custom home builder in Perth. Our mission is to create a home that embodies your unique vision and compliments your lifestyle.

We pride ourselves on transparency and clear communication. Every design and build element is carefully considered ensuring every detail is captured, and nothing overlooked. We stay in touch every step of the way, drawing from our building experience to guide you as your home takes shape. Building a home is a team effort. We work collaboratively with designers, architects, consultants and an extensive network of suppliers to bring together the best minds and creative solutions.

Whether you're looking to design from scratch or have one already developed, we are committed to providing a personal service that ensures we deliver well above expectations.

IN RECOGNITION OF THE EXCEPTIONAL HOMES WE HAVE BUILT, WE ARE PROUD TO HAVE BEEN AWARDED:



2018

HIA Custom Built Home
(\$475,001 - \$625,000)



2018

HIA Renovated Kitchen
(\$60,001 and Over)



2018

HIA Renovated Kitchen
of the Year



2020

HIA Custom Built Home
(\$475,001 to \$625,000)

DESIGN WITH LIMITLESS

Our relationship with you is an essential foundation for our journey. From the initial consultation meeting through final handover, you can expect unwavering commitment at every stage of designing your dream home.

Our expert Building Designer works alongside you, capturing your ideas and shaping a detailed plan. All too often designs prepared without building costs and practicalities in mind cause problems later on. Designing your home in-house with Limitless Building allows us to work closely from your home's inception to completion of the build.

Drawing from our building experience, we ensure our designs are practical and meet your budget expectations, without compromising quality or style.



“

Limitless was professional, approachable, attentive and accomodating throughout the entire building process. Building our home was such an enjoyable journey.

“

KARLEE & LUKE



OUR DESIGN PROCESS

STAGE 1 - CONCEPT DESIGN



FIRST CONSULTATION MEETING

After the first conversation, we schedule a consultation meeting to discuss your vision and create a detailed design brief. We consider how you envision living in your new home, from functionality through to aesthetics. Walk us through your inspirations, images, styles, design details, floor plans or layouts. We encourage creativity; from unique ideas to new products - our flexibility will always inspire your creativity to flow.

Designing in-house allows us to guide you with our building expertise, ensuring a detailed design brief that aligns your budget your dreams.

Our team are on hand throughout the process to document every detail, ensuring your vision is fully understood and realised.



DESIGN AGREEMENT

Upon completing the design brief, we prepare a Design Agreement to be signed and \$2000 fee payable. This fee includes completion of the following:



SITE SURVEY

We arrange and complete a site inspection and survey detailing the site levels and features, ensuring any complexities are defined.



CONCEPT DESIGN & BUDGET ESTIMATE

Our Building Designer will prepare a Concept Design based on your design brief, budget, site survey and elements such as levels, orientation and neighbours. The Concept Design includes a scaled floor plan, front elevation and 3D render of the front elevation. We work on the concept design until it is perfectly suited to you, even if this requires revisions and adjustments.

Once your Concept Design is confirmed, we prepare a personalised Budget Estimate. We consider your budget at all times, and our budget estimate aims to provide transparency and peace of mind.

(Note: Budget Estimate is an estimate only and not the contract quotation).





STAGE 2 - DOCUMENTATION



PREPARATION OF PLANS AGREEMENT (PPA)

Once the concept is approved, and you are confident with your Budget Estimate, we prepare a Preparation of Plans Agreement (PPA) for you to sign. Fees during this stage will be equal to 2% of the Budget Estimate amount.

Your PPA includes all council & consultant fees throughout the design process.



DEVELOPMENT DRAWINGS

We complete and compile all necessary drawings and documentation required for Development Approval.



DEVELOPMENT APPROVAL

We submit your drawings to Council for Development Approval.



SPECIFICATION

The specification process is an exciting stage where you refine the interior design to reflect your style and aesthetics.

You will select appliances, plumbing fixtures, floor coverings, colour palettes and finishing touches from your kitchen fit-out to exterior materials. We will be on hand to guide you through the selection process, helping you select fixtures and finishes that complement your style.



DOCUMENTATION

Once we receive Development Approval from Council, we prepare the documents required for the Building Permit Application.



FIXED PRICE CONTRACT

We understand the need to have 100% budget certainty before starting construction. A fixed-price contract is prepared based on the drawings and specifications you have selected. You sign this contract along with payment of your deposit, concluding the contractual part of the process. We are ready to move to construction.



BUILDING PERMIT

Once the contract is signed and documentation is complete, we lodge the Building Application and are ready to start construction.

CONTACT DETAILS

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