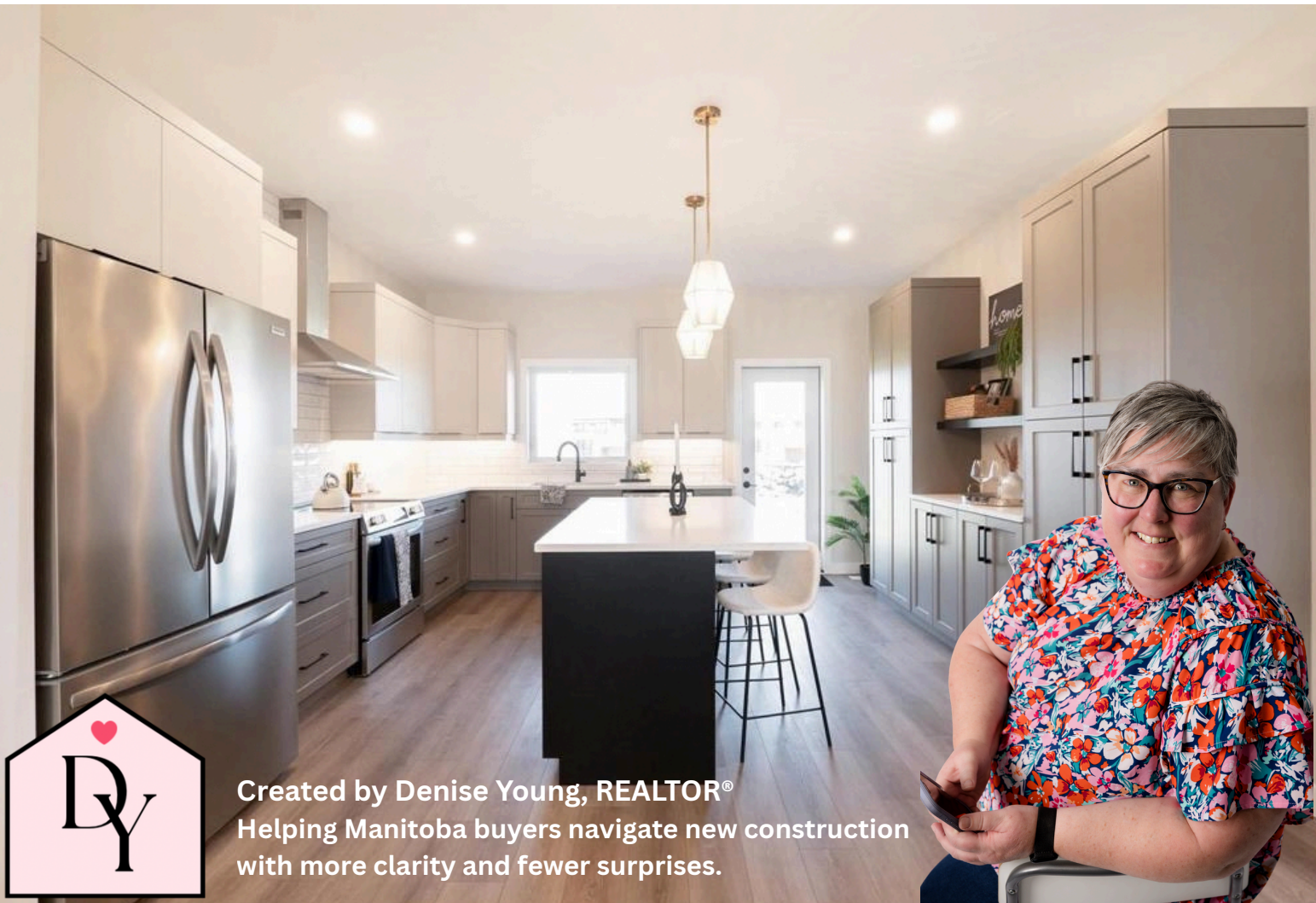


8 STEP GUIDE TO BUILDING YOUR NEW HOME

**From Planning to Possession and
Everything In-Between**



Created by Denise Young, REALTOR®
Helping Manitoba buyers navigate new construction
with more clarity and fewer surprises.

Step 1: Choose a REALTOR®

Building a home is very different from buying resale, and having your own REALTOR® involved from the beginning can help you understand your options before you commit to a builder.

I can help you:

- Compare builders and communities
- Understand what's standard and what's an upgrade
- Evaluate lots, floor plans and pricing
- Understand contracts, deposits and timelines
- Ask the questions you may not know to ask

Important: Talk to your REALTOR® before registering with or entering into discussions with builders. How representation works can depend on the builder and circumstances.

We'll also review your service agreement and representation options together so you understand exactly who represents whom before moving forward.

Step 2: Define Your Vision & Budget

Before touring show homes, let's sit down and define:

- **Your must-haves vs. nice-to-haves**
- **Total budget** (lot price + base build + upgrades + GST + closing costs)
- **Timeline expectations** (8–18 months depending on builder and location)
- **Urban vs. rural** considerations

Important Manitoba Note:

If you're building **outside of a development**:

- Rural lots may require **more fill** to meet elevation requirements.
- **Longer driveways** mean higher costs (gravel, concrete, snow clearing).
- You'll likely need to install and maintain a **septic system** and a **well** for water.
- **Connection to hydro** (Manitoba Hydro) might require additional trenching and setup costs.

Planning ahead can save you thousands — and prevent surprises later.

Step 3: Get Pre-Approved

Construction financing is very different from buying an existing home. You will typically have one of two financing types:

- **Turn-Key Mortgage:**
 - You pay a deposit to the builder (usually 5–20%).
 - The builder covers the cost of construction.
 - You secure a regular mortgage **at closing**, once the house is complete.
 - **Land Transfer Tax** is paid at possession when you take title on the full price.
(Most volume builders in Manitoba offer turn-key mortgages.)
- **Stage/Progress Draw Mortgage:**
 - You make payments to the builder at various stages (Lot, foundation, framing, lock-up, completion).
 - Your mortgage starts **as soon as the first draw happens**.
 - You pay **Land Transfer Tax** when you first take title to the lot saving a lot of money.
 - Builders that do a turn-key mortgage will often give you a discount for doing a stage/progress draw mortgage since they don't need to acquire financing.

Step 4: Choose Your Lot, Floor Plan & Upgrades

This is where your dream starts to take shape! Together we will:

- Choose the best **lot** (orientation, lot premiums, soil quality) within your budget
- Pick the **floor plan** that fits your needs today and tomorrow
- Select **structural upgrades** that are cheaper to do during construction (ex: larger garage, basement windows, fireplace rough-ins)
- Prioritize **finishes** where they add the most resale value (kitchen, bathrooms, flooring)

Important Note:

If you're building rural, you'll need to ask:

- Is the road paved or gravel?
- Is natural gas available?

- Are municipal sewer and water systems available, or will you install septic and well?
- What are the local RM building requirements? (Setbacks, drainage plans, driveway access permits.)
- Are there architectural guidelines that need to be met?

Step 5: Sign the Building Contract & Make Selections

Once you pick your lot and floor plan:

- Review the **builder's contract** (with my help — builder contracts protect the builder!)
- Lock in your upgrades and customizations
- Make your **initial deposit**
- Meet with the design team to choose **finishes, colours, and materials (some builders do this part after the conditions are removed)**
- GST is usually included in the price but make sure it's clearly stated.
- Upgrades are often **non-refundable** once selections are finalized, even if you change your mind.
- Deliver the **balance of the deposit**

Step 6: Monitor Construction & Inspections

As your home is being built:

- Attend milestone walkthroughs (electrical, pre-occupancy, final walkthrough)
- Find out before this stage what your builder's process is for mid construction change orders, if they are allowed
- Your lawyer will verify permits and building inspections are completed

For rural homes, you'll want to verify:

- Proper grading and drainage away from the home
- Well flow rates and water testing
- Septic field installation and approval by Manitoba Conservation

Step 7: Out-of-Pocket Costs

Deposits

- **Initial Builder Deposit** — usually 5–20% depending on builder/financing type). Often you write a smaller deposit with the offer and the balance is due when the conditions are removed.
- **Upgrade Deposits** — some builders require partial payment upfront for custom selections outside of standard packages.

Closing Costs

- **Landscaping Deposit** — refundable when landscaping is completed and approved (seeing this to be around \$3500-5000)
- **Land Transfer Tax (LTT)** — calculated on either the full price with a turn-key mortgage or the lot value on a draw mortgage at lot title transfer
- **Legal Fees & Disbursements** — approximately \$2500+
- **Appraisal Fees** — usually \$250–\$400 each stage depending
- **Title Insurance** — often required by lender, \$500-1000

Home Set-Up Costs

- **Home Insurance** — must be in place before possession.
- **Appliances** — if not included in the contract
- **Window Coverings/Blinds**
- **Fencing & Deck/Patio**
- **Landscaping/Sod**
- **Finishing of Basement** — if not included in contract
- **Air Conditioning** — often not included in base price
- **Garage Door Opener** — often not included in base price
- **Any upgrades not included in mortgage**

Rural Specific Costs

- **Well Drilling & Testing**
- **Septic System Installation & Approvals**
- **Driveway Costs** — gravel, concrete, or snow clearing setup
- **Lot Elevation Fill** — if required by RM

Miscellaneous

- **Moving Costs**
- **Adjustments** for prepaid taxes, condo fees, or utilities
- **Duct Cleaning** — not all builders do this

Step 8: Closing, Possession & Moving In

The final steps to make it yours:

- ☐ Conduct your final **pre-possession walkthrough** (list of minor deficiencies)
- ☐ Set up your **utilities** (Manitoba Hydro, water, internet)
- ☐ Finalize **home insurance** coverage (must be in place before possession)
- ☐ Meet with your lawyer to sign final paperwork and pay **closing costs**
- ☐ Give your lawyer a landscaping deposit to give to the city or RM.
- ☐ Set up a postal box at your local Canada Post location (take a copy of your signed offer)
- ☐ Arrange for garbage/recycling bin delivery with the RM (your builder may do this for you)
- ☐ **Pick up your keys — it's move-in day!** 🎉
- ☐ Take meter readings for hydro and water systems at move-in (your builder may do this for you)

Other places to change your address:

- ☐ Amazon
- ☐ Skip the Dishes & other delivery services
- ☐ Meal Subscriptions
- ☐ Health Card
- ☐ Alarm Company
- ☐ Banks
- ☐ Lenders
- ☐ Employer
- ☐ Revenue Canada
- ☐ Physician
- ☐ Dentist
- ☐ Veterinarian
- ☐ Credit Card Companies
- ☐ Cell Phone Company
- ☐ Insurance Agencies (Health, Home, Life & Auto)
- ☐ Reward Programs
- ☐ Professional Memberships & Licensing Boards
- ☐ Family Support
- ☐ Pension Benefits
- ☐ Unemployment Insurance
- ☐ Magazine Subscriptions
- ☐ Schools

- ☐ Charitable Organizations
- ☐ Church / Place of Worship
- ☐ Costco Membership
- ☐ Pharmacy
- ☐ Pet Licenses & Tattoo info

Thinking About Building? Let's Start With a Plan.

You don't need to have a builder, floor plan or neighbourhood picked out yet. That's exactly what we'll start figuring out together.

Book your complimentary New Build Planning Session

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one home at a time*

