



Building the North Shores Finest Custom Homes and Renovations

Why Build with Carty Homes

Matt's focus has always been on creating excellence in building and this is achieved for you in the following way.

- 1 A Carty Home is recognised as a home of distinction that has a feeling of quality as soon as you enter it
- 2 We carry out a critical factors analysis on every project that we undertake so you can be assured that all the costs and design features have been taken into consideration
- 3 The design and engineering of your home is reviewed in detail to make sure it is cost effective, practical to build and easy to maintain
- 4 Matt and the team will always act in your best interests advising you every step of the way so you feel confident in your decisions
- 5 We encourage your involvement and are proud to show you our work and take you through your home on a regular basis and guide you along the journey
- 6 Every home or renovation is built for life and why we offer our 12x12 maintenance commitment





Our Guarantee To You

Carty Homes understands that you need to be able to fully trust your builder and our clients deserve honesty and integrity from their builder. Every member of the team knows that the overall homeowner satisfaction is the foundation of Carty Homes long-term success

When you build with us, it is our personal guarantee that

- The communication will be open and transparent and you will be fully involved in all aspects of the project and able to regularly meet on site and view the progress
- You will find the Carty team to be professional, honest and caring throughout the build and always act in your best interests
- Your home will be built to the highest standards and the construction process will be an exciting and satisfying journey
- Carty Homes wants to make sure that every home we build or renovate is maintained to the highest standard. We include a 12 month maintenance period and will inspect your home every 12 weeks during this time and attend to any minor adjustments or issues that would not be deemed as normal.



The Building Process



Initial Meeting

We meet with you to discuss your requirements and then suggest the best way forward for your individual needs.



You Have Your Own Design

If you already have your drawings, specifications and engineering completed, we will carry out a Critical Factors Analysis Audit which will give you one of the most comprehensive detailed reports of the cost and the components that make up your project. Critical Factory Analysis fees, from \$800 ex GST.

You Need A Design Created

If you need to have your new home or renovation designed we will arrange to meet with you and one of our Architectural Partners to make a preliminary assessment of all the construction and planning requirements.



Step 1 - Initial Concept Design

A Preliminary agreement is made (fee is based on the size of the project) which allows us to organise a site survey, soil test and 3D computer generated concept design. At this point we will also provide you with an estimated cost of the work for you to consider.



Step 2 - Design Development and Preliminary DA drawing

The next step is to meet with you to review the concept design and develop it to satisfy your needs and budget. Once you are satisfied with the design we can extend the preliminary agreement to provide full documentation and a detailed 3D CAD Development is undertaken and a "preliminary working drawing" is prepared with LEP & DCP requirements considered and BASIX preparation carried out.



Step 3 - Development Application

Preparation of Development Application material of the design prepared at Stage 1 and Stage 2 is made ready for submission to the local authority and our interior designers will work through the selection of fixtures and finishes with you that will be part of your dream home. Once you are completely satisfied with the design we will finalise all the documentation including structural engineering and energy assessments.



Step 4 - Tender and getting started

We will provide a tender that shows all the selections and finishes that make up your dream home outlining what has been included and any items that are not included. We will provide a program that shows the construction period and provide a copy of the HIA plain English Building Contract.

Once the building contract has been signed we apply for the approvals and prepare for commencement.



Step 5 - Construction Begins

Once the approvals are in place construction begins and we will set you up on our cloud based system that allows access to all the important information about your project including program, selections, when progress claims are due and this provides a clear way to communicate with us.

We understand it is not always easy to see everything from a set of plans and we encourage you to organise to meet with us on site so we can take you through the project. If you find that something is not just how you imagined it we are always prepared to look into how it can be changed to suit your needs.

We also communicate with your neighbours before construction begins and provide them with the name and contact details of the person in charge of your project as we are very aware of how important it is to maintain good relationships.



Step 6 - Delivery of your Dream Home

Handing over your home or renovation is one of our proudest moments and why we build "Dream homes that people love to live in". After we have completed our handover checklist to ensure your project is completed to the highest standards possible we will walk through the home with you to make sure that we have exceeded your expectations. We will then go through your owners manual and provide information on maintenance and cleaning to ensure your home provides a lifetime of enjoyment.



Our On Going 12x12 Customer Commitment

During our 12-month maintenance period we call out to inspect your home every 12 weeks to make sure everything is performing as it should be and address any concerns or questions that you may have. Our commitment to the customer is why for the last 30 years all our work has either been repeat or referral based.

We Build Dream Homes that People Love to Live in!

Since 1990 Carty Homes has been building and renovating in the luxury residential Sydney market, predominantly in the North Shore and Eastern Suburbs. Carty Homes led by Matthew Carty is dedicated to building and renovating fine homes of uncompromising quality and enduring value.

We specialise in custom homes and renovations that encompass everything that “you” want in your home and have assembled a team of tradesmen and expert contractors that have worked with us for many years and understand what it takes to turn your dream into reality.

We treat our clients, team and subcontractors with respect and with 30 years of experience we have the empathy and ability to make sure that you get the best building experience possible.





Carty's is a quality that stands out and is a testament to their attention to detail
- Tanya & Joe Fearon



The understanding of how a house will be used by its owners is very valuable and an important part of the service you have provided
- David Owens

The Carty Team was always professional, courteous and friendly when working here as well as doing a first-class job
- Rosalind Jelbart





For more information about Carty Homes
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