



A GUIDE FROM AXIS HOMES

Before you build in Tasmania.

What really decides the cost, the timeline and the design of a custom home in Southern Tasmania.

The questions we're asked most, answered in one place.

When you're planning a custom home, the first questions are nearly always the same. What will it really cost? How long will it take? What will my site and my council allow?

This guide brings together what we cover in those first conversations, from what an advertised base price leaves out to how Tasmania's councils and climate shape a design. It's written by the team that designs, prices and builds homes across Southern Tasmania, under one roof.

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Why an advertised price **rarely** survives your block.

The advertised base price of a standard floorplan rarely matches the final contract price. The gap comes from what that price assumes about your land.



What a base price assumes

An idealised site: flat land, easily workable soil, services right at the boundary and no need for retaining walls. Place a standard design on real Tasmanian terrain and that price no longer applies.

1	Site preparation	Earthworks, retaining walls and extending utilities are usually excluded. Forcing a standard design onto a real site's slope and services leads to mounting variation costs.
2	Orientation	Standard layouts are placed on a block regardless of the sun. Changing the plan to capture sunlight triggers variation fees, while ignoring it means poor energy compliance and high heating bills.
3	Topography	Rigid plans don't adapt to slope. That often creates awkward indoor-outdoor connections, with custom stairs, decking and engineering left out of the initial price.

How we approach it

We assess the land first. Site engineering, soil testing and local compliance requirements are worked out upfront, instead of starting from a baseline and adding variations later.

Why budgets blow out, and how the order fixes it.

For a custom home in Tasmania with a budget between \$500,000 and \$1.5 million, a standard cost per square metre is rarely accurate. Slope, services, access and council requirements mean the site and the design set the cost together.

The traditional model

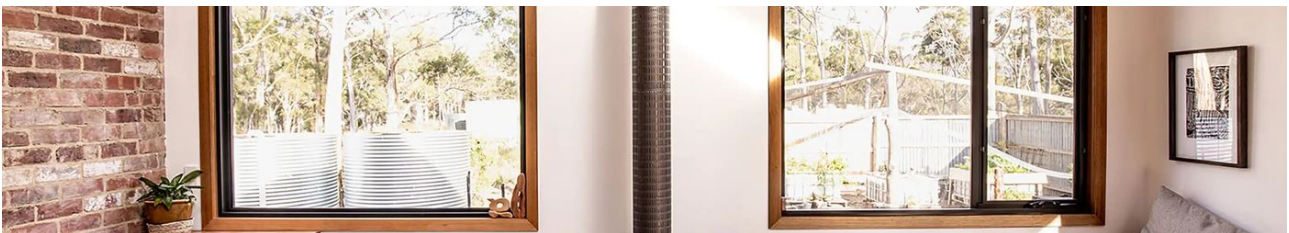
A designer or architect draws the home from your wishlist. Once the documentation is complete, often months later, the plans go to builders to price. The team drawing the home isn't the team quoting it, so the design can grow past your budget without anyone knowing until the quotes come back. By then the options are limited: pay for a redesign, or abandon the project after significant time and fees.

The integrated model

Construction knowledge and cost alignment come into the design from the start. The project is priced early, and if a design element, council requirement or material choice adds cost, that impact is managed as you go. That's how a project stays viable, and it's how Axis works.

HOW THE STAGES WORK AT AXIS

Discovery	A call to discuss your project and explore its feasibility.	Obligation free
Site analysis	We meet onsite to discuss your ideas, assess opportunities and challenges, and answer your questions.	Obligation free
Concept	Floor plan configurations, 3D visualisations and a preliminary construction quote.	From \$4,950
Approvals	Consultants engaged, permits submitted, a fixed-price construction quote and interior selections finalised.	From \$9,980
Construction	Built by our in-house team, with 15+ quality assurance inspections and a professional clean before handover.	Staged payments



Where terrain, bushfire codes **and council rules meet.**

Tasmania's best sites come with natural values, views and bushland, and those trigger requirements under the Tasmanian Planning Scheme. Different councils have different priorities.

Kingborough	Natural values and trees. Managing a Bushfire Attack Level usually means clearing vegetation, but tree protections limit what can be cleared, so the home is sited to keep the rating down rather than clearing native canopy.
Clarence and Sorell	Coastal and waterway protections. Guidelines protect skylines, shorelines and waterways, so designs consider low-reflectivity materials, natural colour palettes and specific setbacks.
Hobart City	Slopes and stormwater. Steep hillsides bring civil engineering. Excavation for access and added roof catchment can affect stormwater and require extra works, so it's considered from the first sketches.

The rule of thumb: identify overlapping council rules at the feasibility stage, well before drawings are submitted for a building permit.

04 · Building warm in Climate Zones 7 and 8

A warm home is **one system.**

As construction moves to a mandatory 7-star NatHERS rating, building for Tasmania's cool climate takes a precise approach to insulation, design and priorities.

Passive solar North-facing windows let the low winter sun deep into the home, balanced against south-facing glazing where the views are.	Thermal bridging Metal framing lets heat escape through the structure. Timber framing, smart cavity details and high-performance insulation reduce it.
Up to 25% Of a home's heat loss can come from uncontrolled drafts. Double glazing is a must, paired with careful air sealing.	Built to last Durable, low-maintenance materials for harsh UV and maritime conditions, like robust metal cladding with sustainably sourced Australian timber.

What to plan for, **before you commit.**

From ~\$450,000 A three-bedroom home on a straightforward site, covering approvals and construction.	\$700,000 to \$1.2M Where most Axis homes fall. We've delivered beyond this where the site and brief warrant it.
~9 + 9 months Around nine months for approvals and a further nine months for construction, depending on the site, design and approvals.	Site first Slope, access, bushfire and services move the cost most, which is why we assess your site before quoting rather than after.

IS YOUR PROJECT READY? FIVE THINGS TO HAVE IN MIND BEFORE A FIRST CALL

- ☐ Where your site is, or the areas you're looking in
- ☐ What your council's overlays might ask of it: bushfire, trees, coastal or stormwater
- ☐ A budget range that allows for the site as well as the house
- ☐ When you'd like to be living in it, allowing around eighteen months for approvals and construction
- ☐ Any existing plans or ideas you'd like us to look over

Every project begins with a conversation.

Book a 15-minute call and we'll talk through your site, your budget and your timing. No obligation. Just a clear conversation about your project.

Book a call

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