

Building Your Ideal Home on the Mornington Peninsula





Building a home is a milestone that shapes the moments and memories ahead. Your home should reflect who you are and how you want to live.

While building a home can be exciting, it can also be intimidating and overwhelming. There are countless decisions, industry jargon, and moments where you're expected to know what comes next. That's why we've created this guide. We aim to help you feel informed and better understand the steps involved in building your dream home.

Inside, we'll walk you through the custom home-building process in simple, practical language, so you can confidently make informed decisions from day one. A guided, transparent experience with the right builder can be calm, collaborative, and genuinely enjoyable.

Let's get started.

Scott Phillips

Scott Phillips

Managing Director, Waltara Homes

What to expect

Choosing Your Builder

While you might have a vision or dream home in mind, a consultation with a builder is the best place to start, as they can steer you in the right direction and keep your goals realistic for your budget, location and lifestyle.

When it comes to choosing a builder, they can influence your entire experience, so it's important to take your time and choose one that suits your needs. Before plans are drawn or contracts signed, it's worth taking the time to understand how a builder works, communicates and supports you throughout the process.

A good builder should act as a trusted guide, helping you make informed decisions, avoid unnecessary stress, and move forward with confidence.

We've outlined some key considerations in this section of the guide.



Clarity and Guarantees

Building a home is one of the most significant investments you can make. Ask how your builder protects you throughout the process:

- What guarantees or warranties are provided?
- Is the builder fully licensed and insured?
- How are quality and workmanship standards maintained?

Clear guarantees create peace of mind and reflect a builder who stands behind their work.

Pricing and Contracts

Understanding how pricing is structured is essential to avoiding surprises.

- Is a fixed-price contract offered?
- How are allowances calculated?
- What is included, and what may be considered an additional cost?
- Are there any out-of-scope costs that commonly arise?

A transparent pricing model lets you make decisions with confidence, knowing exactly what your investment covers from the outset.



Timelines and Construction Duration

Timeframes can vary depending on site conditions, design complexity and approvals, but your builder should be able to guide you with realistic expectations.

- What is the anticipated construction timeframe?
- How are delays managed and communicated?
- How often will progress updates be provided?

Clear timelines and regular communication help ensure the build stays on track and aligned with your expectations.

Guidance and Communication

Perhaps most importantly, consider how supported you feel.

- How will your builder guide you through key decisions?
- Is there a clear point of contact throughout the build?
- Are questions welcomed and answered openly?
- Is there a preferred method of communication?

The right builder will make you feel informed, not overwhelmed.

Taking the time to choose a builder who values transparency, experience and collaboration sets the foundation for a smoother, more enjoyable building experience.

What to expect

Vision & Site Selection

Before you think about sketches, tiles or floor plans, it's essential to understand the kind of life you want your home to support. This vision becomes the guiding thread for every decision in the months ahead.

Clarify Your Vision

The first step is to clarify your vision by asking yourself some key questions:

- How do you want your home to feel?
- What are your must-haves vs nice-to-haves?
- What lifestyle are you building for – a growing family, downsizing, a weekend retreat, or an investment?
- How will your lifestyle change over the years?

Assessing the Site

Not all sites are created equal. The right site will support your vision and avoid expensive surprises later.

Your builder should help you understand:

- Orientation and natural light
- Slope and soil conditions
- Services and access points
- Local council requirements

Taking the time to establish a clear, shared vision lays the foundation for a smooth and transparent build.

What to expect



Design & Planning

This is where your ideas begin to take shape. Rather than fitting you into a template, your builder should work closely with you to design a home that feels intentional and functional, tailored to your unique way of living.

What You Can Expect

In this stage, we work together to:

- Refine your lifestyle goals
- Explore layouts and spatial flow
- Consider kitchen fixtures
- Align the design with site conditions
- Select materials, sustainability features, and key finishes

Your Checklist

Together, we will clarify the following questions:

- Does the layout support your daily routine?
- Are the spaces flexible enough to accommodate future needs?
- Have you prioritised natural light and ventilation?
- Are the storage solutions adequate?
- Does the design reflect your long-term lifestyle, not just today's needs?



Great design is about making considered choices that give you confidence at every step of your build.

What to expect

Budgeting with Clarity

Budgeting can often be the most stressful part of the process, but it doesn't have to be. Waltara takes a transparent approach to allowances, inclusions and cost planning so you understand exactly what you're paying for and why.

At this stage, we discuss finances in detail to ensure you are fully informed. We will share:

- How allowances are set (and how to avoid blowouts)
- What's included vs optional
- Costs that are typically overlooked
- How transparency can save you money and stress

A clear budget is about more than numbers. It's about ensuring we're all on the same page, so that everyone has peace of mind.



What to expect



Construction & Communication

Construction is where experience and expertise truly matter. Waltara's process is built around communication, consistency and craftsmanship you can see and feel.

Understandably, you will want to know how long construction will take. This varies considerably depending on the size and complexity of the build. For context, in our experience, the average build takes between 9-15 months.

- Here's what you can expect throughout construction:
- Regular updates at milestone stages
- Scheduled site visits
- Clear timeframes and expectations
- A proactive approach to solving issues early, should they arise

You shouldn't be left wondering what's happening or when it will happen. We endeavour to keep you informed at every stage. In our experience, clarity fosters trust, and trust leads to better homes.

What to expect

Handover & Aftercare



Handover is more than a walkthrough. While we may be passing you the keys to your new home, our relationship will continue.

We Will Guide You Through:

- Understanding your new home's features
- Warranty information and care instructions
- Maintenance tips for long-term quality
- Support after you've moved in



Mornington Peninsula

Peninsula Living



From 190km of coastline to rolling vineyards, charming villages, hot springs, and forest walks, the Mornington Peninsula offers a unique lifestyle. At Waltara, we create homes that embrace this unique region, are designed around how you live, and are built with care, quality, and attention to every detail.

Village Life and Community

The Peninsula is defined by its villages, each with its own character. From coastal townships to inland communities, these pockets offer walkable streets, local cafés, schools, and services that foster connection and everyday ease. Designing a home within these settings means respecting scale, streetscape and the way the locals live.

Coastline, Nature and Open Space

The Mornington Peninsula invites an outdoor lifestyle shaped by beaches, headlands and coastal walks. Inland, national parks, forests and trails offer space to slow down and reconnect. Homes designed for this environment prioritise natural light, shelter from coastal conditions, and seamless transitions between indoors and out, allowing the landscape to become part of daily life.



Experiences on Your Doorstep

Living on the Peninsula means having world-class experiences woven into your routine. From the Peninsula Hot Springs and championship golf courses to walking trails, adventure parks, wellness retreats and seasonal events, the region supports a lifestyle centred on wellbeing and balance.

Vineyards, Produce and Local Flavour

The Peninsula is renowned for its vineyards, farm gates and local producers, shaping a culture that values quality, seasonality and connection to place. Homes within the region are often destinations for long lunches, shared meals and entertaining. Designing kitchens, dining areas and outdoor zones with this lifestyle in mind ensures your home supports how you host, celebrate and unwind.

Building on the Mornington Peninsula requires an understanding of both lifestyle and location. When these are considered together, the result is a home that feels grounded, intentional and deeply connected to where it sits.



About Waltara

Founded in the 1950s, Waltara has roots that stretch back over three generations.

Waltara's story started in the 1950s, when Walter Turnbull Phillips arrived in Australia from Scotland and settled in Melbourne's bayside suburb of Mordialloc. A skilled carpenter and boat builder, Walter soon became part of Melbourne's post-war building boom, passing his knowledge and work ethic on to his son, also named Walter.

In 1989, the younger Walter founded Waltara, a name formed by combining his own name with his wife's, Barbara. Over the following

decades, Waltara built hundreds of homes across Melbourne's southeast, earning a reputation for quality craftsmanship and reliability.

The third generation, Scott Phillips, joined the business straight from school, completing his carpentry apprenticeship under his father before progressing to Construction Manager. As the business evolved, so did Scott's role, eventually leading him to establish his own respected building company on the Mornington Peninsula in 2008.

In 2021, Scott revived the Waltara brand, bringing decades of hands-on experience and a renewed focus on family, integrity, and long-term relationships. Now a father himself, Scott is committed to continuing the values established by the generations before him, building homes with care, professionalism and a genuine connection to place.

Today, families across Melbourne's southeast and the Mornington Peninsula live in Waltara-built homes. It's a legacy shaped by experience, grounded in family, and designed to endure.

When you build with Waltara, you're partnering with people who understand what it means to build a life on the Peninsula. We design homes that respond to the landscape, the light, the coastal climate and, most importantly, the lifestyle that makes this region so special.

About Waltara

Our Team



Scott
Owner/Director



Rohan
Construction Manager



Louie
Construction Manager



Reza
Estimator



Ryan
Construction Manager



Jock
Concrete Specialist



Daniel
Custom Joinery Specialist



Al
Electrician



Yvonne
Interior Designer

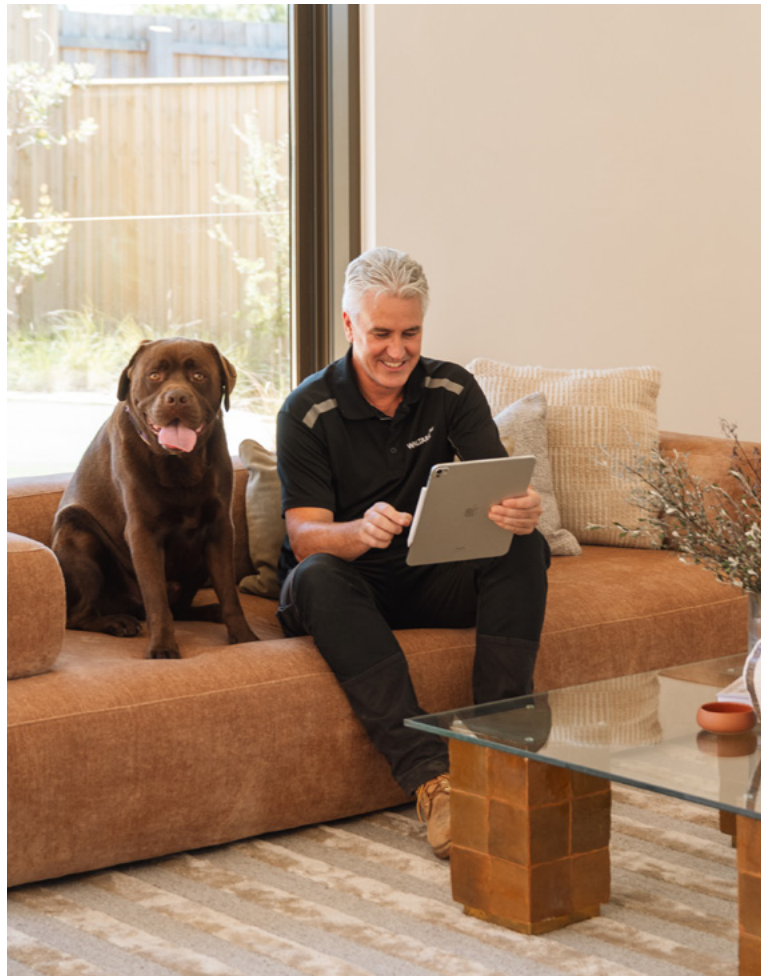


Demi
Interior Designer

So, you've made it this far - well done! As we mentioned, while building a new home can be daunting, it should also be fun. After all, you're building your dream home.

We've recapped some of the key steps to take away below:

- Take time choosing the right builder for your home
- Discuss expectations and communication at length so you know what to expect and how this will be communicated
- Ensure whoever you choose will be as dedicated in the aftercare stage as they are in the build phase



Ready to start planning your home?

Book a no-obligation chat about your dream home.

We'd love to guide you through the early ideas, questions and possibilities. We can explore your vision, clarify the next steps, and understand whether we're the right fit for your build.

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WALTARA