

DESIGN AND BUILD · A GUIDE FOR HOMEOWNERS

Early Builder *Involvement*

A design process guided by real construction cost and real buildability, from the very first conversation.

EXTENSIONS · RENOVATIONS · CUSTOM HOMES

\$750K → **\$1.1M**
BUDGET AT CONCEPT BUILD QUOTE AT TENDER

Price shock is the most expensive mistake in residential building.

Not caused by bad design — caused by designing without cost. Bring the builder in early and every decision is tested against a real number while change is still cheap.

CONCEPT TO BUILD READY *Three phases. One clear pathway.*

PHASE ONE

Define your project and budget

Your architect is briefed, we meet on site, concept drawings are issued and we walk you through them with cost and practicality advice.

A CONCEPT THAT FITS THE BUDGET

PHASE TWO

Architect, engineer and builder together

The drawing package is issued and reviewed, design is paused for engineering input, and the final package is signed off by you.

A COORDINATED DESIGN, LOCKED IN

PHASE THREE

Full detailed quotation

Selections are finalised and we prepare a fully itemised quotation and detailed scope of works, then go through every line with you.

A QUOTE YOU UNDERSTAND, LINE BY LINE

01 Budget certainty from the first sketch.

Alternatives are proposed while the drawings can still absorb them without a fee.

03 **One coordinated team, one record.** Every decision is captured in our Design Decision Logbook and shared with your architect.

02 **Risk identified before it is expensive.** Access, ground conditions, services and approvals assessed early, not as variations.

04 **A transparent, itemised quotation.** No square metre rates and no guesswork — clear inclusions and allowances.

START THE CONVERSATION TODAY

Book your *consultation*

Three simple steps, no cost and no obligation:
Questionnaire → Video meeting → Initial site visit.

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