

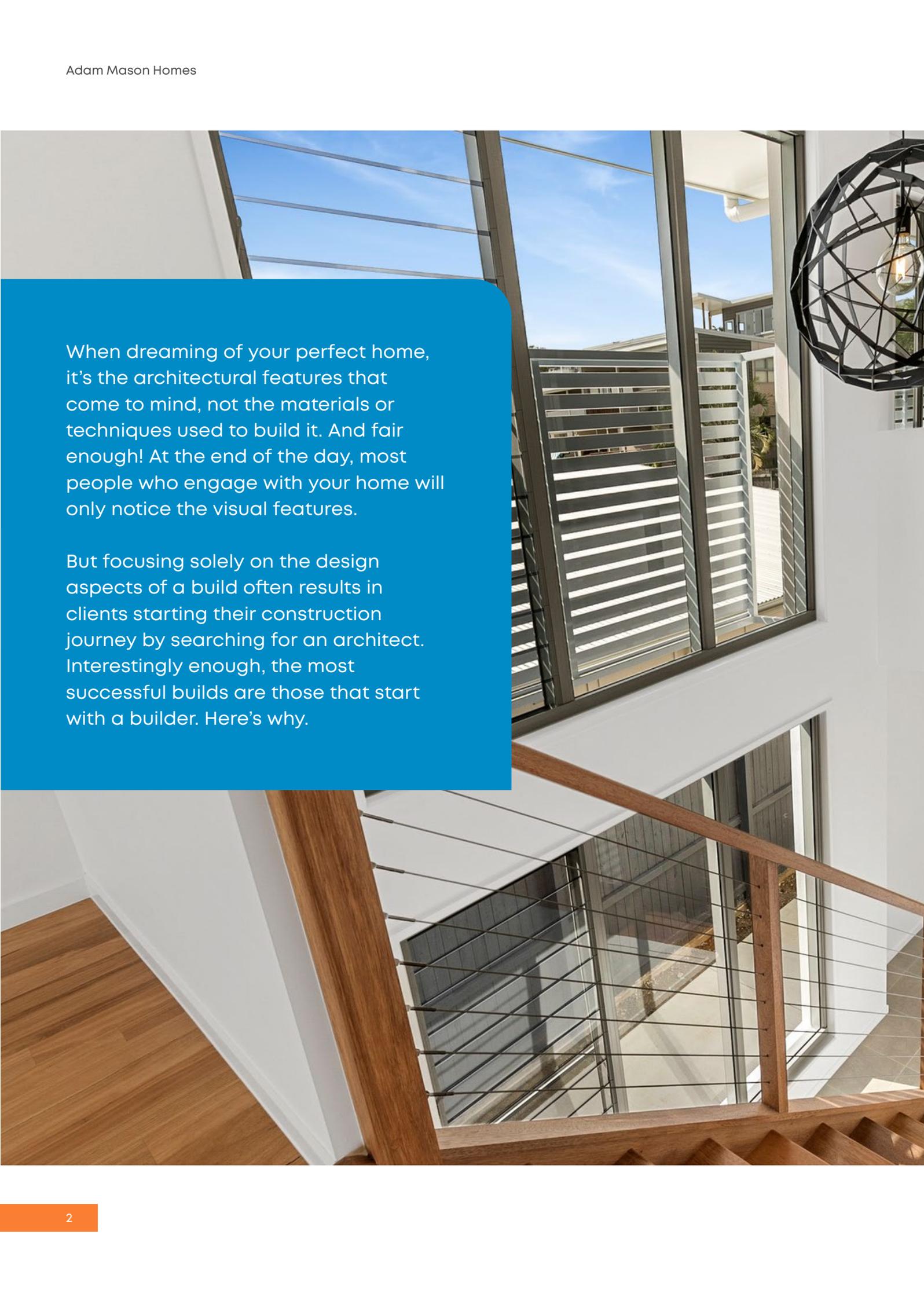


## 9 REASONS TO CHOOSE A BUILDER BEFORE AN ARCHITECT



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When dreaming of your perfect home, it's the architectural features that come to mind, not the materials or techniques used to build it. And fair enough! At the end of the day, most people who engage with your home will only notice the visual features.

But focusing solely on the design aspects of a build often results in clients starting their construction journey by searching for an architect. Interestingly enough, the most successful builds are those that start with a builder. Here's why.



Kingsley Tce, Manly

## Budget Control

Architects are excellent at designing singular and beautiful custom homes. But they are not as involved in the construction world as builders, so their knowledge of costs and materials can be limited.

Builders on the other hand, are responsible for overseeing trades, hiring subcontractors, sourcing materials and ensuring they are up to date on the latest developments within the building industry. This experience and knowledge means builders have a stronger understanding of costs, as opposed to architects who will base prices on estimates.

If you want to avoid blowing out your budget, we suggest engaging a builder before an architect. A builder will be able to work with your architect from the get-go to ensure that your design will fit perfectly within your price range.



## Continuous Communication

With so many moving parts involved in a build, ensuring everyone is on the same page is easier said than done.

Engaging a builder from the outset will make communication around your build simple, as it means the builder can correspond with all parties from the beginning, sharing your exact brief and leaving less room for miscommunication.

When you approach a builder first, they can also be responsible for coordinating the different parties involved in your build. They can work collaboratively with the architect, consult with structural engineers and help you secure necessary building permits from your local Council.

If you'd prefer to deal with one company for the entire project, you could opt for a design and construct service, which allows you to craft your entire home under the one roof. Many reputable builders offer this service and it generally results in a simpler, more streamlined construction process. To learn more about our design and construct process at Adam Mason Homes, visit our website ([adamasonhomes.com.au](http://adamasonhomes.com.au)).

## Latest Industry Knowledge

A quality builder will be knowledgeable about the latest building developments, including technological innovations and exciting new materials. Not only could these developments help you create a more unique and long-lasting home, they could also save you time and money.

If your builder is involved from the start of your process, they will be able to work with the architect to implement any new developments into your design and suggest alternatives where necessary. It's far cheaper to tweak your home design during this stage of the project, rather than later down the track.



Gaynesford St, Mt Gravatt





## Accountability

If a builder is involved right from the start of your project, they're likely to have more accountability as they'll be across every part of the build.

Especially when engaging a builder for a design and construct home, your builder will have a strong understanding of your project and be responsible for all parties involved. Should an issue arise, the responsibility will fall on your builder, who will know

who to speak to and be able to resolve the problem quickly and easily. This can differ if you don't engage with a builder first, as responsibility for complications or issues may fall on your shoulders.



## Realistic Timelines

Builders have to be expert planners, especially when juggling multiple projects at the same time. This experience in scheduling and organising makes them highly equipped to understand how long a home will take to build. As such, a builder will be able to advise you on realistic timeframes from the beginning, providing you with crucial information on what elements of the build may take longer than

others. This could be anything from pre-construction excavation of the land to additional time required if building on a sloping or difficult site. This will not only result in a seamless and simple building process that runs to deadline but will ensure budget certainty as well; a project that extends beyond the estimated timeframe, will accrue additional unforeseen costs.



## You Can Build Your Home Entirely In-House

You may not even need to source your own architect. Many builders offer a design and construct service, which means you can work with them to both design and build your custom home entirely in house. This can be a far cheaper and more streamlined way of building.

At Adam Mason Homes, we specialise in creating custom, luxury and architecturally-designed homes, using a simple 8-step design and construct process. This includes a drafting consultation and concept design, as well as the complete construction of your new home. To learn more about the services we offer, visit our website. ([adamasonhomes.com.au](http://adamasonhomes.com.au)).

## Quality Control

Working with a builder at the early stages of a build removes the uncertainty that can surround the building process. Quality builders will have strong, long-standing relationships with architects, designers, engineers and other parties involved in a build. They can put you in touch with the right contacts to ensure everything runs smoothly and to your exact specification.

As your first point of contact, a builder will be able to guide you through the whole process to ensure a high-quality home that suits your vision, property & budget.

## Less Stress And A More Enjoyable Experience

Regardless of whether you choose your own architect after consulting a builder, or opt for a design and construct service, you're eliminating unnecessary stress. From the get-go you'll be working with someone who has extensive experience in building, and who will be able to guide through the entire process, whilst delivering a quality home that will last a lifetime.



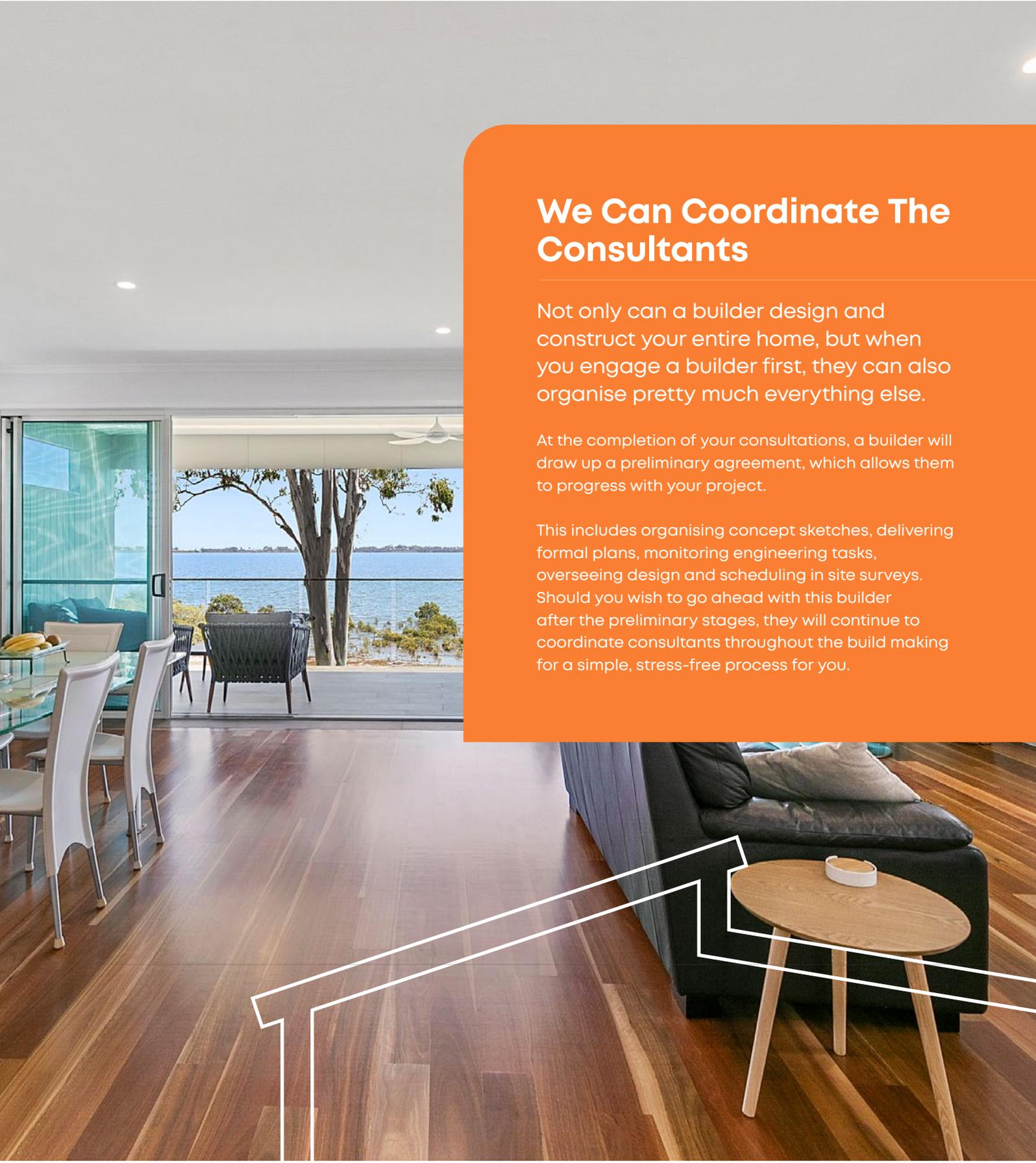
Mooroonda Rd, Thorneside

## We Can Coordinate The Consultants

Not only can a builder design and construct your entire home, but when you engage a builder first, they can also organise pretty much everything else.

At the completion of your consultations, a builder will draw up a preliminary agreement, which allows them to progress with your project.

This includes organising concept sketches, delivering formal plans, monitoring engineering tasks, overseeing design and scheduling in site surveys. Should you wish to go ahead with this builder after the preliminary stages, they will continue to coordinate consultants throughout the build making for a simple, stress-free process for you.





If you're looking for a high-quality Brisbane builder to engage for your new custom home build, get in touch with the team at Adam Mason Homes today!

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