

When it comes down to backing the builder or architect - back the architect!

Many builders do not like architects and believe they are too detailed, unrealistic and not 'commercial' about their designs.

The problem is many homeowners and developers will go to the local builder when they are planning their project.

Unfortunately, this often means that things go 'off track' from here for the developer as they are manoeuvred into the builder's business model.

Some of the things you will hear is that we keep everything 'inhouse' and we are a specialist 'design and construct' builder. When you hear any of those words, you need to become very alert as you are being fed into a professional sales machine!

'One-Stop Shops'

The one-stop-shops are the building firms which have a certain method of operation which feeds prospective clients into their sales funnels where they will be introduced to their in-house designers at the first instance. The issue with this is that these designers usually have a few drawings completed already and will channel your requirements into one of these drawings. They will offer advice and suggestions which are designed to squeeze you towards the outcomes they prefer; rather than those you may have wanted.

The risk with even speaking with these 'one stop shop' builders is that these inhouse designers may influence your perspective even if you do not hire them. As you will probably not be aware of their ulterior motives, you may take their suggestions as being for your benefit instead of theirs. Therefore, when you do go to an external architect or draftsman, the directions you provide them may already be tainted by the inhouse designer who wanted you to choose a design which suited the builder.

Builder vs Architect

Professional architectural and design firms are solely focussed on their clients' outcomes. Their focus is on designing a house that works, flows, is convenient, fun and functional!

Great designs don't cost more than poor designs; in fact, a good design will save you money by creating efficiencies in space, construction and ongoing maintenance and running costs. Good designs can also focus on the resale value if that's your focus!

Therefore, when you start with a building company which looks to influence the way you design your project or home, you may be underutilising the functionality, look, feel or resale value. You will still get a house but it may be merely that; a house. When you spend time, effort and focus on the design of your home or project, you have someone totally focussed on making the house great rather than easy to build!

The building company you choose must specialise in building unique, one-off architecturally designed homes. They will have the appropriate Supervisors and Trades who are knowledgeable and skilled in working with individual building plans rather than working with builders who are used to 'knocking up' the same type of houses year after year.

Your builder and architect / designer need to be able to work together as a team but should not be part of the same company as their sole focus may not be on you but on their common employer.

Great architects will help great builders create great projects – that work beautifully as homes and are enjoyable, functional places for their owners to live.