

# ESTABLISHED BUILDERS

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Top 7 Things To Consider When Building  
Your Custom Home



## The Established Builders difference.

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Established Builders are a Canberra based construction company focused on custom residential homes. With more than 20 years' worth of project delivery experience, we are the leading brand for custom residential construction in the ACT.

We collaborate with clients, designers and subcontractors to deliver exceptional results.

Quality is everything to us, we take on fewer clients by design so that we can deliver outstanding homes that we are proud of. By focusing our energies on custom builds for discerning homeowners we can ensure a quality product that will stand the test of time. Let us help you realise your vision of a quality custom build for you and your family.

# Top 7 things to consider when building your home.

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## Step 1 **Determine your Lifestyle Requirements**

If you are ready to build a custom home, it is likely you have outgrown your old one or have some special features in mind.

The first step is to write out these requirements and ideas then discuss them with your partner and other family members. Once you have this initial list you should also prioritise the features and requirements in order of importance. These might include ideas such as: a specific location or neighbourhood, house style or design, a custom kitchen, walk-in wardrobe, pool, outdoor living area, etc.

## Step 2 **Consider your budget**

Consider how much you can afford to spend on building your new home. The funds you have available will have a major influence on your entire project, determining the scale of your new house as well as the quality of the finishes. Be realistic from the outset.

One of the main pitfalls of custom builds is running out of money part way through construction. To avoid this, set your budget, be strict and monitor your cash flow regularly. It is also smart to allocate a contingency fund. You should set aside an additional 10% of your overall construction budget as a buffer. This buffer will come in handy if you decide you want some upgraded features or would you like extras part way through the building process.

## Step 3 **Decide to Knock Down Rebuild or Build a New Home.**

If you have multiple areas of your home that need a facelift it is often more cost effective to knock down rebuild or build a new home, than to renovate.

This gives you the chance to start afresh and choose the perfect design and layout to suit your family's needs. These alternatives to renovating are usually ideal for busy people who don't want the unnecessary hassle of long weekends of modification work and the stress of coordinating everything yourself. Often, it's better to leave the building process to the professionals. After all, we can't all be DIY home renovation gurus.



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## Step 4

### **Plan, Plan, Plan**

Now you are ready to create a solid plan for your custom home. You should consider your storage requirements, lighting aspects, energy efficiency and need to decide where you will live while construction is under way. You should also consider hiring a designer/architect or, ideally; a quality builder that brings with them a full design and construction team to support you. The more time you invest in getting your plans right, the more likely you will remain on budget and maximise the liveability of your home.

## Step 5

### **Hire the right builder**

It is crucial to choose the right team to build your custom home. Ideally, you should choose a builder with a strong track record of producing high-quality projects in the location you are planning to build.

Look for examples of their past work, check their credentials such as their builders' licence with the local council and, ask for references. Be mindful that the person who you buy from, might not be the same as the person who builds your home. It is also recommended to meet with the lead builder at least once in person beforehand to gauge their personality and make sure you feel you can trust them. After all, you will be working with them over several months so should feel comfortable in your decision to proceed.

Another question to ask of the building company is how many projects they currently have in progress. This should give you an indication to whether they have genuine capacity to complete your build in the agreed time frame.

## Step 6

### **Understanding your building quote and agreement**

It is important to understand your building quote and agreement thoroughly and ask any relevant questions on points that might not be immediately clear. Good builders will take the time to make sure everything makes sense and will provide you accurate estimates of the total build cost based on the initial designs.

Important questions to ask your builder are: 'what is excluded from the quote' and 'will you pass on your trade discount for prime cost items?', 'are there any hidden costs or exclusions?'

## Step 7

### Be adaptable

No matter how clear the design plan is at the start of a project and how good your builders might be, there are always challenges that can crop up when building a custom home. One of the best ways to keep things in perspective is to recognise this fact of life up front, right at the start, to best manage your own expectations.

Realise that sometimes things will go wrong and other times things will run smoothly. What is guaranteed is that every custom build is unique and different. Once you acknowledge and accept that every project will have its own complexities, you should be able to better manage any challenges over time if and when they crop up.



# Why build with us?

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- 1 Established & experienced.**

Owners Ziad Maatouk and Walid Georges bring over 20 years of custom build expertise and more than \$80M of built project delivery. You can have confidence that Established Builders will get your build right, on budget and on time.
- 2 Focused on longevity.**

We have a long-term focus, both on building quality custom homes in Canberra as well as fostering great relationships with our happy clients. In our experience, trust is best built slowly over time therefore, we take time to give our clients honest advice and know how.
- 3 Passion for beautiful design.**

We enjoy building beautiful homes that give people great satisfaction and liveability for decades to come. We believe that quality design is a key aspect of turning a house into a home.
- 4 Open and transparent.**

Over the years we've found that great relationships are founded on frequent and clear communication. It's important to us to keep you fully informed of your build as it progresses. This gives peace of mind and builds excitement as the finish date approaches.





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# What are people saying about us?

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## SID & NETRA

Netra, the children and I are really pleased with our new home, but more importantly, the journey that we have been on with you and Wally. **You have both made this a very special experience for us and we will proudly recommend you to anyone we know** that shares our values and appreciates the foundations of a good relationship. As the old saying goes, it takes two to tango – I believe that your integrity and transparency has been rewarded with our willingness to move quickly and forge ahead with the build. The almost daily quick phone calls also helped the entire process. We will work with you and Wally again, anytime



## TRACY & MATT

I highly recommend Established Builders as a quality and trustworthy local Canberra business. They built our home in Wright and did a fantastic, professional job. The building work itself was high quality and six years later we've had no problems or issues. The whole project was managed very well, and the house was built efficiently to the promised timelines. Ziad and Wally kept us included in all the important decisions. Building a house can be a complicated and stressful process but **our experience with Established was excellent and worry-free from start to finish; we're really glad we chose them as our builders.**



PHILOMENA

Established Builders was highly recommended to me by my daughter, who worked with them to build her home. A house is the most expensive investment one will own, and we all know that building a house can be a very stressful process. I was looking for a builder I could trust to get the work done and I am very happy I found it in Established Builders. Ziad is a true professional - very personable, easy to work with, honest and reliable. He was easy to talk to on the phone and in person. His teammate Wally was invaluable. He ran a tight ship, and his work site was noticeably clean and tidy, missing the usual debris and construction rubbish seen on other sites. **Their professionalism shows in their workmanship which is of the highest quality.** You can trust Established Builders to build a quality home. Highly recommended.



JESSICA

We love our new house, it was an absolute pleasure working with you, and your eye for detail and communication made the entire experience stress-free and enjoyable. Thank you so much for building our dream home.



## Get in touch.

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