

YOUR DREAM HOME WITHOUT THE HEADACHES:

5 INSIDER FIXES EVERY HOMEOWNER SHOULD KNOW

BY THOMSEN & HAWTHORN BUILDERS



DISCOVER HOW TO STAY ON BUDGET, ON SCHEDULE AND IN CONTROL OF YOUR CUSTOM BUILD WITH ADVICE FROM INDUSTRY PROFESSIONALS.

BUILDING A NEW HOME IS ONE OF THE BIGGEST INVESTMENTS YOU'LL EVER MAKE. DONE RIGHT, IT'S EXCITING AND REWARDING. BUT WITHOUT THE RIGHT KNOWLEDGE, IT'S EASY TO MAKE COSTLY MISTAKES. HERE ARE FIVE COMMON PITFALLS—AND HOW YOU CAN AVOID THEM.

MISTAKE 1: NOT HAVING A FIXED-PRICE CONTRACT

THE PROBLEM: SOME BUILDERS USE VAGUE OR COST-PLUS CONTRACTS THAT LEAVE ROOM FOR UNEXPECTED PRICE HIKES DURING CONSTRUCTION.

THE COST: YOU COULD END UP TENS OF THOUSANDS OF DOLLARS OVER BUDGET.

THE FIX: ALWAYS ASK FOR A DETAILED, FIXED-PRICE CONTRACT THAT INCLUDES ALLOWANCES AND OUTLINES EXACTLY WHAT'S INCLUDED AND WHAT'S NOT.

MISTAKE 2: CHOOSING THE CHEAPEST QUOTE

THE PROBLEM: A LOW QUOTE CAN BE TEMPTING, BUT IT OFTEN LEAVES OUT IMPORTANT ITEMS OR USES INFERIOR MATERIALS.

THE COST: BUDGET BLOWOUTS, POOR WORKMANSHIP, AND SURPRISE VARIATION COSTS.

THE FIX: COMPARE QUOTES CAREFULLY. MAKE SURE EACH BUILDER IS QUOTING ON THE SAME SCOPE AND INCLUSIONS. CHEAPER DOESN'T ALWAYS MEAN BETTER.



MISTAKE 3: NOT DOING ENOUGH PLANNING

THE PROBLEM: RUSHING INTO CONSTRUCTION WITHOUT PROPER PLANNING LEADS TO DELAYS, REWORK, AND STRESS.

THE COST: TIME BLOWOUTS, DECISION FATIGUE, AND WASTED MONEY ON CHANGES.

THE FIX: WORK WITH YOUR BUILDER EARLY TO CREATE A CLEAR SCOPE, SELECTIONS, AND A TIMELINE. PLANNING UPFRONT SAVES TIME AND MONEY LATER.

MISTAKE 4: POOR COMMUNICATION WITH YOUR BUILDER

THE PROBLEM: MISUNDERSTANDINGS HAPPEN WHEN COMMUNICATION IS INFREQUENT OR UNCLEAR.

THE COST: FRUSTRATION, MISTAKES, AND DECISIONS BEING MADE WITHOUT YOUR INPUT.

THE FIX: CHOOSE A BUILDER WHO PRIORITISES COMMUNICATION AND GIVES YOU REGULAR UPDATES. USE TOOLS LIKE CLIENT PORTALS, EMAIL SUMMARIES, AND SCHEDULED CHECK-INS.

MISTAKE 5: NOT CHECKING THE BUILDER'S CREDENTIALS

THE PROBLEM: NOT ALL BUILDERS ARE CREATED EQUAL. SOME MAY NOT BE PROPERLY LICENSED OR INSURED.

THE COST: LEGAL RISK, POOR QUALITY, OR UNFINISHED WORK.

THE FIX: ASK FOR PROOF OF LICENSE, INSURANCE, AND REFERENCES. LOOK AT RECENT PROJECTS AND READ REVIEWS. MAKE SURE THEY'RE A GOOD FIT FOR YOUR BUILD TYPE AND LOCATION.

WHY YOU SHOULD ENGAGE YOUR BUILDER BEFORE AN ARCHITECT OR DRAFTSPERSON

MANY HOMEOWNERS THINK THE FIRST STEP IN BUILDING IS HIRING AN ARCHITECT OR DRAFTSMAN TO DESIGN THEIR DREAM HOME. WHILE DESIGN IS CRUCIAL, INVOLVING YOUR BUILDER BEFORE OR ALONGSIDE THESE PROFESSIONALS CAN SAVE YOU SIGNIFICANT TIME, MONEY, AND HEADACHES.

Buildability and Practicality

Designers focus on aesthetics, but builders understand the practical realities of construction—local codes, site challenges, material availability, and building techniques. Early collaboration ensures your design is not only beautiful but also buildable without costly changes.

Accurate Budgeting and Cost Control

Builders provide realistic cost estimates upfront and highlight expensive design elements early. This means you can make informed choices and avoid nasty surprises that often come from designs made without builder input.

Time Efficiency and Approvals

Builders are familiar with local council requirements and approvals. Their early involvement helps streamline permit processes, preventing delays and costly redesigns due to compliance issues.

Better Communication and Coordination

Early engagement means all parties—homeowner, architect, builder—are aligned from the start, reducing misunderstandings and keeping your project on track.

Maximizing Value and Quality

Combining your builder's practical expertise with your designer's vision results in a home that looks great, functions well, and stays on budget—delivered with quality craftsmanship.

WHY THOMSEN & HAWTHORN?

WE BUILD TRUST BY DELIVERING ON PROMISES, MAINTAINING TRANSPARENCY, AND TREATING YOUR HOME LIKE OUR OWN. FROM PERSONALISED CONSULTATIONS TO REGULAR UPDATES AND FINAL HANDOVER SUPPORT, WE'RE WITH YOU EVERY STEP OF THE WAY.

READY FOR A STRESS-FREE BUILD?

Book your free discovery call today and let's bring your vision to life—confidently and clearly.

📞 0423 828 029

✉️ m.hawthorn@thbuilding.com.au

🌐 www.thbuilding.com.au/contact/

This guide was created by Thomsen & Hawthorn Building Services, specialists in custom residential construction.

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