



Building Consultancy Service

Frequently Asked Questions

Why Do We Offer A Building Consultancy Service?

Traditionally, homeowners work with Architects/Draftsman for months, spending considerable amounts of time and money to develop plans for their project and then source builders to quote their project.

Inevitably, what occurs all too often is that client's dreams are shattered when they receive proposals that are over their budget. Then, more time and money is spent to redo the drawings to meet their budget. This can happen numerous times leaving the clients feeling lost and mistrustful.

This service is also great for people who aren't sure of what they should do with their property. Should they renovate/extend or should they demolish and rebuild? With our extensive experience and knowledge we can help steer you in the right direction that will reflect your wants, needs and budget.

It's time to change residential construction!



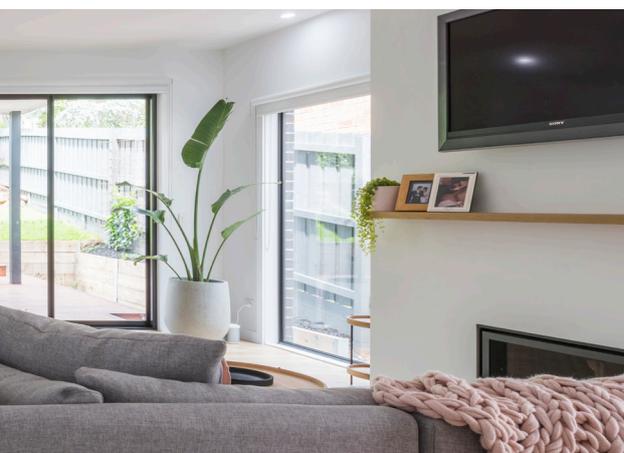


What is the main purpose for the Building Consultancy Service?

To be a Consultant on your project means we will work for you as a collaborative member with your team of Architects/ Draftsman to offer our professional knowledge in building. The main purpose of this is to ensure plans will be designed within your budget.

“If you sit back and think about it, it’s absolutely crazy that people will spend so much time and money designing a house without having a builder in the team that understands building costs right from the beginning”

Live Life Build



What Is The Process?

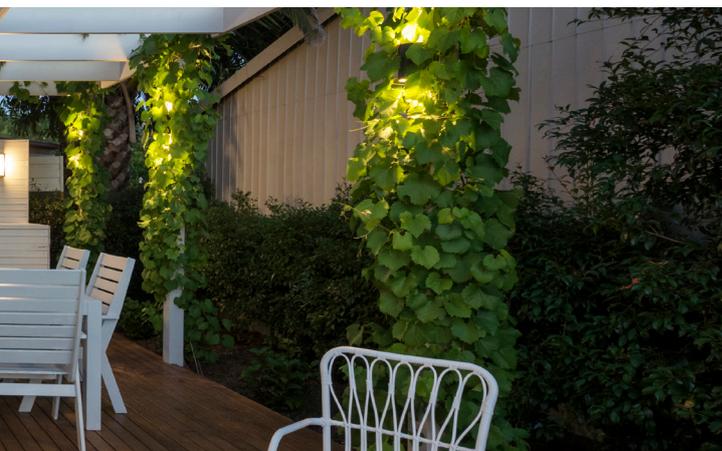
- 1** We will ask you to complete an online questionnaire. The purpose of this form is to gather as much information about what your hopes, dreams and desires are for your project to ensure that we can provide you with the best service possible with open and honest communication.
- 2** We will then call you to discuss your project in more detail and to organise a meeting.
- 3** We will then meet you in our office or onsite to go through your priorities, ideas and discuss your budget. Up to this point our services are free of charge.
- 4** If you are happy to proceed to the next stage, both homeowner and builder will sign a Preliminary Agreement with an agreed price for the Building Consultancy Service.
- 5** We then commence work on the planning stages of your project together with your Architect or Draftsman.





What do I get for my money when I pay L O'Grady Constructions to be a Building Consultant?

- Be present during Design meetings (either online or in person) to offer advice and expertise on certain materials and the associated costs.
- Be available on the phone to discuss the plans with designer or client.
- To use our trades and suppliers as a reference to receive estimate pricing on certain elements in the home very early on.
- After Concept plans have been completed, we do a Preliminary costings of the project. This will ensure the project can be built within your specified budget.
- Once plans are finalised we put together a complete Proposal Package. We do this by:
 - Sending out your plans and Specifications to our reliable Trades and Suppliers to get a fixed price on their associated works.
 - Builder and Admin staff will source all PC Items specified by client and receive prices accordingly. If no specific PC Items identified then Admin Staff will offer an allowance.
- At the end of the Consultancy Works Service you will receive a thorough Fixed Price Proposal. This is a 30-40 page document outlining everything that will be going into the house. This includes all finishes specified, all PC Items specified with photos attached, what is included in the quote, what is excluded in the quote and provisional sum allowances.





“We had our new home plans drawn twice by two separate Architects and both times they were way over our budget. This left us frustrated, disheartened and just ready to give up and sell the block of land! After chatting to L O’Grady Constructions we engaged them to work as our Consultant for the third (and final) round of plans. Wow! What a difference. From the very beginning the process was easy and straight forward. Lonnie or Lauren were always present in design meetings giving their feedback

on prices and making sure that we didn’t get carried away with designing. They also offered alternative options to achieve the overall look we were wanting without blowing the budget. It was literally the best money we ever spent and it was such a small price to pay when you’re spending \$600,000 on a new home. Our house was built with L O’Grady Constructions guiding us from the very start all the way through to us moving into our new home! We highly recommend this process to anyone”

Busby Family

How much does the Building Consultancy Service cost?

Consultancy Services on a project will cost anything from \$1,000-\$3,500 depending on the scale of the project and how extensive the works required are. This will be charged in three different stages of the planning process.

How is our Building Consultancy Service different from a Design & Build Service?

Many construction companies offer a Design and Build Service. This is where they use an in house company designer/draftsman to draw the homes and then they proceed to build the homes as per those plans. The plans are owned by the construction company, therefore the client must use that particular builder to construct the home.

Our Building Consultancy Service is different. We recommend Architects or Draftsman to work with as a team member to develop your plans together. We use our knowledge and expertise to develop plans that work with the clients intended purpose and budget. The completed plans are then owned by the client and they can choose to use any builder they wish.



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