

START SMARTER BUILD BETTER

Smarter planning = Fewer surprises.



BUILD BETTER – FROM DAY ONE



Building a home should be one of life's most exciting chapters. But for too many homeowners, the traditional approach turns that excitement into anxiety, long before a single slab is poured.

The design-tender-build model has a fundamental flaw: The builder arrives too late. By the time costs are revealed, critical decisions have already been locked in. Redesigns, budget blowouts, and tender shock become almost inevitable, not because the design was wrong, but because no one was checking the numbers while it was being drawn.

At Inverloch Builders, we believe there's a smarter way. One where clarity, confidence, and cost control are built into the process from the very first conversation.

WHY THE TRADITIONAL MODEL FAILS HOMEOWNERS

— **No early cost guidance** — Design choices unintentionally blow the budget before anyone realises

— **Structural surprises** — Critical details not discussed until it's too expensive to change

— **Outdated pricing assumptions** — Costs move, but the design doesn't

— **Missed opportunities** — Small adjustments early on could save thousands later

— **Tender shock** — Builders quote high because they've had no input into the design

— **Constant rework** — Redesigns, re-quotes, delays — and all the stress that comes with them

01 WHAT IS EARLY BUILDER INVOLVEMENT?

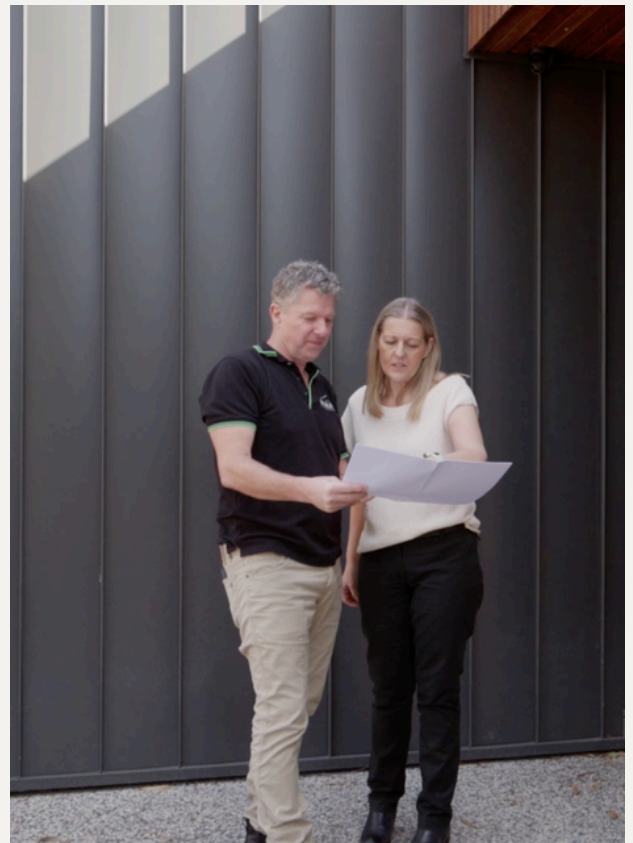
Early Builder Involvement is our approach to getting the most important relationship on your project right, from the very start.

Rather than finishing your design and then searching for a builder, we join your project early — sitting alongside you and your designer as the plans take shape. This means construction methodology, structural requirements, site conditions, and real-world costs are all considered while changes are still simple and inexpensive.

It's not about slowing design down. It's about making every design decision an informed one — so that what gets drawn can actually be built, on budget, without compromise.

OUR MODEL

- ✓ Builder, designer & consultants together from day one
- ✓ Design decisions informed by real build costs
- ✓ Site conditions considered as the design evolves
- ✓ Structural and compliance risks resolved early
- ✓ What's designed is buildable, costed and achievable
- ✓ A smoother, stress-free path from concept to contract



“Your building journey begins long before construction — and the smartest step is getting the right team involved early.”





02

DESIGN WITH BUDGET CONFIDENCE

"...I would recommend people get involved with the builder early in the piece, as it made the journey so much more relaxed and we knew exactly what we were doing."

Kerrie & Paul

You shouldn't fall love with a design that's financially out of reach. You deserve to know your expected build range early, and throughout the process.

Many design challenges only surface once a project is priced or construction begins. Structural complexity, access constraints, and unexpected site conditions can all trigger costly redesigns that blow both budget and timeline.

Our process resolves these issues before they become problems. Your designer refines the vision with confidence, knowing every detail has been tested against construction reality. For you, this means a clearer understanding of scope and cost, much earlier in the journey.

THE RESULT

Design decisions made with foresight, not hindsight, leading to a more predictable build and a far calmer overall experience.



03 THE SUCCESS PROCESS — HOW WE WORK WITH YOU

Our pre-construction process is structured, transparent, and built around your project, not a generic checklist.

We work hands-on through the documentation, site conditions, and build approach at every stage, ensuring your project can be built properly and priced accurately before construction ever begins.

01

FEASIBILITY & SITE CONSULTATION

1-2 WEEKS

We meet on site to confirm conditions, assess buildability, and prepare a Qualifying Budget Estimate (QBE), giving you a realistic cost range before you engage an architect.

OUTCOME

Confirmed site conditions, identified risks, and a solid foundation for feasibility pricing complete.

02

CONSULTANT ENGAGEMENT & DOCUMENTATION REVIEW

2-4 WEEKS

We attend every design workshop and consultant meeting, covering engineers, planners, and surveyors, to guarantee buildability and streamline decisions while changes are still cost-effective.

OUTCOME

Preliminary drawings reviewed, scope clearly defined, and project aligned to progress confidently into working drawings.



03 THE SUCCESS PROCESS — HOW WE WORK WITH YOU

03

DETAILED ESTIMATE & PROPOSAL

4-6 WEEKS

We break the full scope into detailed, measurable components and engage key trades for current, real pricing. We walk through the proposal with you line by line — open book, no hidden figures.

OUTCOME

A transparent, trade-priced proposal providing true cost certainty and the foundation for a fixed-price contract.

04

CONTRACT PREPARATION

1 WEEK

Final scope and pricing confirmed. We prepare your Master Builders contract and arrange Domestic Building Insurance in accordance with Victorian law — then walk through every detail with you before signing.

OUTCOME

Contract documentation prepared and insurance lodged. You proceed to construction with complete confidence.



04 FEWER SURPRISES. A BETTER BUILD.

Unexpected costs don't come from a lack of ambition. They come from uncertainty, and uncertainty is something we remove before construction starts.

BUDGET CONFIDENCE

You'll know your expected build range early, and it stays current as the design evolves. No tender shock. No last-minute redesigns. Just clarity, from the first conversation through to contract.

GREATER CONTROL

You can refine the design, adjust selections, and make changes early, while changes are still simple and cost-effective. You move forward with full clarity before anything is signed.

SMARTER DECISIONS

Every choice is guided by cost, practicality, performance, and long-term durability. Not assumptions. Not guesswork. Real-world expertise, applied at the moments it matters most.



"This isn't just about plans and paperwork — it's about setting the right foundations for a smooth, stress-free build."



05 THE INVERLOCH APPROACH

At Inverloch Builders, we do more than build homes — we build partnerships.

We believe the best outcomes come from being involved early — working alongside you and your designer as the project takes shape. This allows us to contribute practical insight at the moments it matters most, supporting decisions that balance design intent, buildability, and long-term performance.

We follow a negotiated tender model, working with you exclusively through the pre-construction phase. This removes the inefficiencies of competitive tendering and replaces them with genuine alignment, accurate cost forecasting, and a smoother journey from design to construction.

Our role is not to water down your vision — it's to help you achieve it. Through clear communication, open book pricing, and a commitment to building better — not faster — we help shape homes that are built properly and built to last.



OUR PROCESS IS GROUNDED IN

- ✓ People-first relationships — you're never just a contract number
- ✓ Transparent, open-book communication at every stage
- ✓ Genuine collaboration with designers and consultants
- ✓ Real-world experience applied to every project decision
- ✓ A commitment to building better, not to minimum standard
- ✓ Homes built to last — for the long term, not just handover day



BUILD



BETTER

LET'S START
PLANNING
YOUR HOME
THE SMART WAY.

If you're planning a new home or extension and you want clarity, cost control, and a builder who genuinely cares about the outcome — our Early Builder Involvement process is the right first step. When you start smarter, you build better. And you build with confidence.

CALL US TODAY

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VISIT US ONLINE

inverlochbuilders.com.au