



*Brisbane's Concept to Completion
Home Building Specialist.*



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Why Build with Swan & Sons?

- Deal directly with David the owner, no salesperson that promises the world only to find out when it's too late that you are not receiving what you thought, leading to costly variations.
- We will ensure you are part of the process from concept to completion. My mission is always to inform you, so you can feel confident and empowered in every choice you make as you create or transform your home.
- Tailored and flexible, if a variation does not cost us, it won't cost you.
- Only a limited number of homes per year.
- QBCC Licensed with all appropriate insurances, contractors are prequalified prior to being engaged.
- We are a Master Builder, building with a Master Builder gives you peace of mind that your builder is appropriately licensed and has the support of Master Builders, who provide members with access to practical training, advice and all the latest up-to-date information in the building industry.
- Realistic costings when it comes to Provisional Sums and Prime Cost Items to ensure that there are no hidden surprises during the build.
- Our suppliers and subcontractors have been hand selected over the years. We only work with courteous and professional people that meet our high-quality standard of products and tradespeople.

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“ Have just moved into our beautiful renovated home! David and his team turned our 2 bedroom post war home into a 4 bedroom family home! Cannot fault them, was delivered in expected time frame and on budget. He went above and beyond to ensure we were happy and the project was everything we wanted and more! ”

- Lauren Beissel



Our Guarantee to You

- On time defect free or we pay you*.
- Open site policy, we encourage you to come and check out the progress anytime.
- You will receive 100% transparency, honesty and open communication. We will always listen to what you want and work with you to achieve your goals and visions.
- Use only quality tested and proven materials.
- We provide a 12-month maintenance period after completion if necessary, which are not deemed normal and a 10-year structural warranty, far and beyond what other builders offer in the industry.
- Handover. A week prior to handover, we will invite you to walk through your new home alongside our Company Director to ensure you are 100% happy with all aspects.

**Term and Conditions Apply.*

The Process

- We offer a no obligation free site appraisal. We will meet you on-site to discuss the proposed build to determine the scope of the design. We will find what you need, show how we can help you and provide a suitable solution.
 - Preliminary agreement signed so we can get underway
 - The Preliminary Agreement – What we will do
 - Depending on what stage you are at some of the preliminary work that we will do for you that may be required is;
 - Design, drafting and architectural drawings. We can arrange a meeting with our designer to capture your ideas and inspirations, provide advice and create concept drawings of the floor plan. Once you are satisfied with the layout, working drawings will be prepared for a cost estimate.
- If the cost estimate is within budget and you are satisfied, we will engage the appropriate professionals to obtain certification and confirm there are no changes to the estimate so we can proceed to contract.
- Some of the professionals that we may require to engage are:
 - Soil or geotechnical report
 - Engineering
 - Contour Survey
 - Identification Survey
 - Detailed Site Report
 - Town Planning
 - Private Certification
 - Energy Efficiency
 - Other specialists' consultants that may be required
 - Location of existing services within site
 - Interior/Exterior Design
 - Construction is under way. We will keep you informed every step of the way and arrange for regular site meetings with the appropriate construction supervisor.





Quote

At Swan and Sons, we pride ourselves on open communication, attention to detail and transparency. Therefore, this is why we charge for quoting.

For a quote to be meaningful, it must be accurate, contain clear and precise information for both parties. An accurate quote takes a significant amount of time and money to prepare as each project is different in scope and site conditions.

It is easy to get a free quote, but most builders will not spend the time or effort that is required to accurately quote your project. They generally apply a square meterage rate or low ball the quote and make up their margin by lowering standards, cutting corners or adding extras during the build. We do not quote on a m2 rate as the reality is no two projects are the ever the same, nor are site conditions and either are the clients. Too often the owner engages the lowest cost builder as it can be quite difficult to understand the quote. What sounds like a good deal in the beginning usually ends up more costly due to huge variations or you having to compromise, and the project just fails to achieve your desired outcome or vision. A paid quote allows us to spend more time to thoroughly go over your project and fully understand what is involved. A quote that is accurate will give you the consumer greater protection to cost over runs and mitigate the chances of your project not

being completed due to the builder not accurately quoting in the first instance. This could also lead to delays and conflict between both parties. If we are willing to enter into an agreement with you, we are committed to producing a quality quote with all the scope assessed, fair and reasonable Provisional Sums and Prime Cost Items.

We also acknowledge that if we do not win the job, our expenses will NOT be recouped from the fee we charge and if we do win the job this charge will come off the project price. During our initial consultation, we will estimate if your budget is realistic. If we believe there is a mismatch, we will not offer this service.

About Us

David the owner has over 25 years building experience all over Australia. In this time, he has worked on residential, commercial and mining projects and led many employees and contractors. From this vast experience David has learnt how to bring people together to achieve a desired result in a relaxed and successful work environment.

We specialise in building quality custom homes from concept to completion and pride ourselves not just with this but give you a home you will be proud of and built on time and on budget.

