



# 7 TIPS TO BUILDING YOUR DREAM HOME WITHOUT THE STRESS

## NEW HOMES & MAJOR RENOVATIONS

By

**George Pringle**  
GD Pringle Building



# Building your dream home can be challenging - what does it even look like?

Maybe you have already spoken to an architect or got lost on creating a vision board. Perhaps it's just the start of your journey. Whichever the case you will probably have many questions running through your head.

- ✓ Where do I start with a builder?
- ✓ When do I get them involved?
- ✓ What process do we go through for pricing, management and getting it done?
- ✓ What's my first step?

Whatever the case. We hope this guide will act as a starting point to give you more clarity on what you need to think about when building or renewing your architectural dream home.



# Our Story

Hi I am George Pringle, Managing Director of GD Pringle Building LTD.

In 2010 my wife and I decided to move back to my hometown of Cambridge to raise our young family, with this new start it was time to form our own building company specializing in one off architectural new homes and renovations.

Over the last 10 years we have grown from a one-man band and have developed an exceptional team who are friendly, hard-working and dedicated to producing outstanding finished products.

GD Pringle Building's professional team will help you build your unique dream home. A home where you will want to live in for life. We will walk alongside you the whole way, from the design stage throughout to completion.

We will provide a detailed construction timeline at the start of the job and it will be updated weekly to ensure you know when each stage of the build is happening.

Transforming your visions and ideas into a new home can be a challenging journey. GD Pringle Building will make sure that the whole process is done seamlessly and stress-free.



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# 1. Communication - From day 1 it is CRITICAL

We have been building architectural homes for over 10 years. The biggest issue that stresses people is not knowing what is going on.

Some builders are great at what they do but don't have the systems or the ability to bring you along on the journey.



Building a home is more than just the end product. It should be a great experience throughout the entire journey. We use tools like Buildertrend to share photos, steps & site summaries to keep you going on the journey.

We make you feel like you are on-site with us, and we are very responsive to questions.

## 2. How does the price work?

Money is always at the front of your mind with any project.

Some of the points we think are helpful for you to know are:

- ✓ A fixed-price contracts use milestones. You know exactly when to make a payment and can see the results as we go.
- ✓ All variations and changes are itemised and processed before taking action. We use Buildertrend (which we can show you when you talk to us) to make this process seamless.



It makes our lives easier too (and you want a builder with good systems) so they can focus on the important stuff.

GD Pringle Building provides a detailed scope of works with a fixed price contract, including a breakdown of milestone payments. We guarantee there will be no unpleasant surprises throughout the build.

### 3. Fail to plan, plan to fail

We can give estimates based on concept drawings from the architects to make sure your build will be within budget. The estimate is based on limited information but at least gives you a picture on how to go forward.

We are happy to share our experience with your architect to make sure the plan fits the budget.



Detailed plans at the beginning help to keep the project on budget, making sure costings are accurate. You may have heard of builds going massively over budget.

This usually happens because of poor planning. We do the work upfront to take that stress away.

We do not do plans ourselves, but we have relationships with local Architects and can recommend one that will best work with you if you don't already have someone in mind.

### 4. Time is happiness, and long delays can cause stress

We know your biggest goal is to get in your home and we understand that you need to know what we are doing and when.

When we quote, we create a comprehensive timeline that you can see through the journey - 24/7. It is updated weekly.



If something gets adjusted due to a variation, unexpected delays or the council not playing ball, we will provide you with the new completion dates and the reason for the change in writing.

When you can see the changes to your build live in real-time, you know what is happening. You can relax knowing what is going on at each stage. Usually, stress occurs when you cannot see what is happening in the future.

## 5. Builder + Subbies + Architect = Team

Teamwork makes the dream work.

It is not just about the lead builder - it is about the team that is building your home. They need to be professional, and you need to trust them. This is why we list our team in detail on our website. These people are playing a key role in your future home.



It is as important as knowing your mechanic and trusting them when they work on your car, so you don't stress about the work they are doing.

You can relax and enjoy the ride.

## 6. Attention to detail - 2cm this way or a different shade of white

When you have spent your hard-earned money (and time) on designing your home, the stress can build up if your builder does not share your passion and vision.

If they have a different picture, your house could turn out not the way you want.



We smile how our clients appreciate our attention to detail as we know that it is what you will remember and what you want.

Do not settle for anything less.

## 7. Post Production Care - We don't leave you alone

To be honest we want you to tell everyone you know how amazing we are.

So we have to be amazing.

Once we have completed your new home, we will provide you with the warranties and maintenance information for all the materials and products supplied under our contract. Over the 12 months maintenance period, we will contact you to arrange for three post-care inspections.

We will ensure all materials and products are working as they should. If we discover any product or workmanship defects, we guarantee to fix these at our cost.



# Our Process



## Step One: Meet and Greet

Meet and Greet- A phone call, coffee, whatever works for you



## Step Two: Plans/ Concepts and working with the Architect

Plans, Concepts and working with an Architect



## Step Three: Concept Drawings and Estimates

Concept Drawings and an Estimate



## Step Four: Working Drawings and a Detailed Quote

Working Drawings and a Detailed Quote



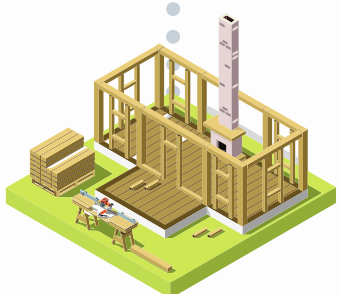
## Step Five: Prelim Work, Checklist and Disclosure Information

Before signing the contract



## Step Six: Contract and Master Builders Guarantee

Putting together the contract



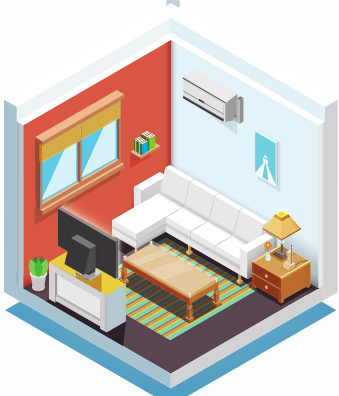
## Step Seven: Construction

Construction and our attention to detail



## Step Eight: Practical Completion

Handover and Practical Completion



## Step Nine: Post Construction Care

After you have moved into your dream home or perfect alteration, we will contact you to establish three site visits to ensure all our hard work is up to standard



**I hope these 7 points have given you clarity on what you need to think about with your architectural build. Our advice comes from the years of experience GD Pringle Building has had in the industry and these types of projects in particular.**

**Keep in mind that every building project is different; there is no one size fits all. Take advantage of our FREE no-obligation 'Dream HomeBuild' Session. We will have a good comprehensive chat to address your specific needs and concerns.**

### **We will cover several points, including:**

- ✓ Set a clear and realistic 'no surprise' budget.
- ✓ Layout a realistic timeline to get you moving into your dream home quicker.
- ✓ Council consents you will need to start your build.
- ✓ Design a list of fixtures and fittings you would love to have in your new home (and find the best deals to suit your budget).

**Our director, George Pringle, will personally conduct the session, which is normally valued at \$300. However, we are offering the session FREE to people that are seriously considering building a dream home to help them make informed decisions towards the next step.**

**Book a 'Dream Home Build' session**

P.S. We will be open and honest in our call. If we can't help we will refer you to just the right person to get you going.



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