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Everyone has heard the horror stories about building. Cost over runs, time blow outs, risky builders... Here are 5 ways how factory-built modular construction makes your life easier.

## 1. Go with someone you trust

This is top of the list for a reason! There are an endless number of options when choosing a builder. The most important choice you can make is picking one that you feel you can really trust. No matter how small your building may be, there will always be something that crops up to test the relationship between you and your builder. By having chosen one that you can trust ensures a good end result. Saving a couple of grand by using a builder you're not 100% confident in is a sure path to failure.

**Trust your gut.**

## 2. Know how much you want to spend (and have a little spare)

Having a clear idea of your budget will make the design stage so much easier for you. If you're unclear on how much you want to spend you won't be able to maximise the result. We recommend having two simple lists. One that has what you absolutely have to have (number of bedrooms, bathrooms, etc). The second is a wish list of dream items you would like to have (walk in pantry, stone benchtops, etc). These two lists, along with an idea of the overall budget you have to spend will be the biggest head start you can have. If you need a hand with working out a budget use our simple "4 STEP HOME BUDGETING TOOL"

## 3. Make decisions up front – not on the fly

Once you've worked out which builder is the right one for you, there is no better time you can spend than sitting down and working out all the details up front. This saves you being harassed with questions about colours and inclusions during the building process which will result in you making decisions on the fly without giving them due thought. With Uniplan we guide you through a comprehensive list of choices for everything from the colour of your front door to the location for power points. Sounds daunting but once it's done you can then relax knowing that your project can flow through the system without further fuss.

## 4. Be clear about what you need to do and what the builder will do

The last thing you want is your project to be delayed because you didn't realise there was something you were meant to arrange. Make sure your builder clearly explains what you need to do – it may be as simple as you signing and returning a form. Silly little things can mean your project is stopped and waiting for you while you are blissfully unaware.

## 5. Have a clear and realistic time line

The stress of trying to juggle move-in dates and furniture deliveries is enough to turn everyone grey. If you have a very definite deadline you need to meet then communicate this to your builder early in the project. If you have the luxury of a flexible move in date you're so much better off if you can move in once everything is 100% rather than rushing to move in when you don't even have a path to the front door. Chat to your builder about a realistic time line. Also, check out our "UNIPLAN BUILDING PROCESS" so you easily understand how the schedule will come together. Remember – allow for bad weather delays if you're using an 'on-site' builder rather than building with someone like Uniplan where most of the construction is completed within our factory for maximum control.

**Interested to find out about the tried and tested systems we use at Uniplan to ensure a stress free and easy building process? Get in touch today on 02 6773 8567. Talk soon.**