

Avoid budget blowouts

The ultimate guide to
achieving luxury for less



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You can achieve a luxurious custom home without overspending.

If you're considering a custom home project, you've probably heard some horror stories. Unexpected costs, design changes and delays can all lead to budget blowouts that seem unavoidable.

But what if we told you that achieving a luxurious custom home within your budget is entirely possible?



A message from Sharon Calleja, Co-founder of Arli Homes

Building your dream home is an exciting journey filled with anticipation and creativity. If you're considering a custom home, you'll be dreaming of spaces that reflect your unique style and fit your family's evolving needs.

At Arli Homes, we believe in making custom homes accessible without compromising quality or style. We understand the importance of balancing aesthetics with practicality, ensuring that your dream home is not only stunning but also built to your budget. Our collaborative, holistic approach helps you achieve a luxurious custom home without the stress of overspending.

This guide is designed to share our expertise and help you navigate the complexities of custom home building while keeping your budget intact. We hope it's a great starting point for your journey.

Happy reading,
Sharon



Laying the foundation for success

If you want to build your dream home without budget blowouts, you need to understand your financial capacity and engage the right experts early on.

Setting a realistic budget

Understanding your financial capacity is key. Balance dream features with practical considerations by listing must-haves and nice-to-haves and prioritising essential elements for your lifestyle. Work with a trusted builder to get transparent estimates. At Arli, we offer a complimentary site assessment to help you get started, assess your land and provide insights into potential costs.

Assemble your team at the start to maximise cost-saving opportunities

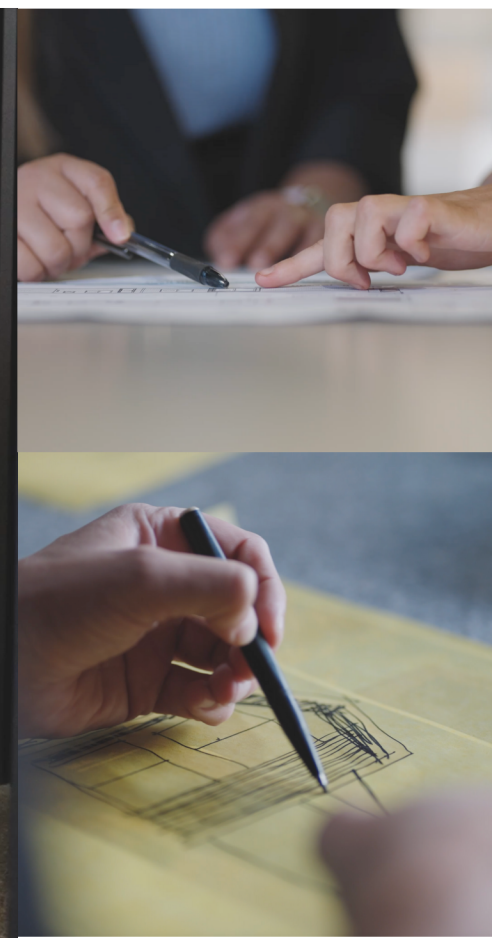
You'll need a team of experts with diverse skills and extensive experience for your custom home project. Your team typically includes an architect, engineer and builder. Engage them at the start of the process for maximum benefit.

How to choose the right team

Find people who understand and respect your budget. Check online reviews to find professionals with a track record of completing projects within budget.

Negotiating contracts

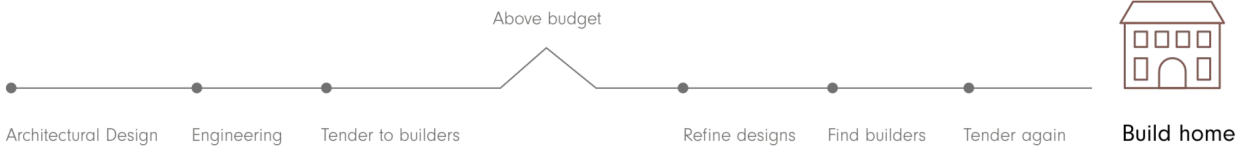
Negotiate contracts carefully to avoid hidden costs. Be clear about your budget constraints and ensure all terms are explicitly stated in the agreement.



PRO TIP

Engage an integrated team

TRADITIONAL MODEL



Traditional custom home process

In many traditional custom home builds, the process is fragmented. You start with an architect, then involve engineers and finally tender to builders. Each step can require rework, leading to cost overruns as changes are made, resulting in delays and higher expenses.

ARLI MODEL

Architect
Interior designer
Engineer
Builder

Design together
to a budget



Build home

The Arli difference

At Arli, our holistic service offers a single source for architecture, interior design, costing, permits, building documentation and construction. This integrated approach ensures a streamlined process where all elements are aligned from the outset.

Throughout the design process, you collaborate with our design team to craft a bespoke response meticulously tailored to your individual style and preferences.

Simultaneously, your construction team provides advice and clever solutions to ensure your design can be built economically.

This integrated approach elicits the maximum value from your budget, allowing you to achieve a unique, contemporary home you'll love living in, all within your budget requirements.

Creating a luxurious custom home doesn't have to mean breaking the bank. Smart design choices and strategic planning can help you achieve the high-end look and feel you want while staying within your budget.

Cost-effective design choices

Embrace open floor plans

Open floor plans can create a spacious feel without enlarging the home's footprint. They eliminate unnecessary walls and hallways, maximising living space and saving on construction costs.

Create zones in open plans

While open plans are desirable, too much openness can make a space feel uninviting. Create distinct zones within the open space to maintain a sense of spaciousness while providing cosy, functional areas.

Standard sizes for doors and windows

Using standard sizes for doors and windows can significantly reduce costs. It also ensures that you stay on budget and streamline the construction process. You can choose custom windows and doors if they are central to your vision, it's just a matter of understanding the impact and weighing up your priorities.

Future-proof your design

Consider future needs when designing your home to avoid expensive rework down the track. Plan for flexible spaces that can adapt as your family's needs change. For example, a playroom with built-in storage can later be converted into a guest bedroom or accommodation for ageing parents.

Balancing aesthetics and functionality

Prioritise practical features

While it's tempting to include every luxurious feature, it's essential to prioritise elements that add both beauty and practicality to your home. Focus on features that enhance your daily living experience and align with your lifestyle needs.

Avoid overcrowding the design

Quality over quantity should be your mantra. Avoid trying to fit too many rooms or features into your floor plan. Instead, create open, inviting spaces that are comfortable, functional and flow beautifully. A well-thought-out design will feel more luxurious and less cramped.



Incorporating luxury features

Select high-impact areas

Incorporate luxury features selectively. Focus on high-impact areas like the kitchen or master bathroom, where quality finishes and fixtures can make a significant difference. A gourmet kitchen with high-end appliances or a spa-like bathroom can elevate the entire home's feel.

Use statement features

Include statement pieces such as a striking staircase, an artistic fireplace or curved walls. These elements can add a sense of softness and elegance without the need for high-cost additions throughout.

Smart shopping

Leverage volume buying

When you build with Arli, our strong trade relationships allow us to secure better pricing on materials and services.

PRO TIP

Start with an Arli Collections Home

A highly efficient way to achieve luxury on a budget is to start with a pre-designed home and customise it to your needs. Arli Collections homes are fully architect-designed. You can [visit a display home](#) to experience the meticulous build quality and luxurious finishes for yourself.

Starting with a pre-designed floor plan saves significantly compared to beginning with a blank canvas. This approach not only reduces design costs but also ensures a cohesive architectural vision that can be adapted to suit your specific needs and land.

Benefits of customising an Arli Collections home

- **Cost savings:** Significant savings compared to starting from scratch.
- **Architectural integrity:** Maintain a cohesive design vision.
- **Customisation flexibility:** Adapt the design to your specific needs and preferences.
- **Efficiency:** Streamlined process from design to construction - you could be moving in just 9-12 months.



Choosing the right materials and finishes is crucial to achieving a luxurious look, but the costs can add up. High-quality, affordable materials do exist and can elevate your home's aesthetic and functionality while keeping costs in check.

High-quality, affordable materials

Choose materials that achieve your vision but offer the best value for money. For example, high-quality laminate or engineered timber can mimic the appearance of solid hardwood at a fraction of the price.

Volume buying discounts

Leverage volume buying discounts through trusted suppliers. At Arli, we pass on savings from our volume purchases to our clients, so you can access premium finishes without exceeding your budget.

Avoid over-tiling bathrooms

Too many tiles can make a bathroom feel cold and uninviting and can be expensive. Balance tiled areas with warm elements like wall lights, artwork and soft textiles to create a serene, spa-like atmosphere.

Minimise overhead cupboards in the kitchen

While storage is practical, too many overhead cupboards can make a kitchen look basic. Improve the design of the back bench and avoid excessive cupboards. Use lighting, splashbacks and shelves to create interest and a unique look.

PRO TIP

See your choices in the flesh rather than relying on online shopping

When selecting materials and finishes for your custom home, see your choices in person. Visiting showrooms and suppliers allows you to experience the materials firsthand. Or even better, if your builder has display homes, you can experience all the materials and finishes in one place.

Prioritise must-have finishes

Identify which finishes are essential to your vision and allocate your budget accordingly. Be willing to compromise on less critical areas to ensure that your top priorities are met without exceeding your budget.

Stay flexible and open to options

Sometimes a slightly different material or finish can offer significant savings without compromising the overall look and feel you desire. Being open to alternatives can keep your budget in check.

Plan for future upgrades

If your budget is tight, consider installing basic finishes now with a plan to upgrade them later. This approach allows you to stay within budget while still having the option to enhance your home down the line.



You'll want to ensure that your builder is skilled in optimising every aspect of the construction process to minimise waste, reduce costs and ensure a high-quality build. Efficient construction practices are key to keeping your custom home project on budget and on schedule.

Efficient scheduling and site management

Ask to see your builder's detailed construction schedule and request regular updates to ensure they adhere to it. Find out what they do to reduce downtime and avoid delays to prevent budget overruns.

Skilled labour

It's crucial that your builder has experienced and skilled labour. Skilled workers are often faster and more accurate, leading to overall cost savings.

Lean construction principles

Verify that your builder applies lean construction principles to minimise waste and maximise value. This involves careful planning, reducing material waste and optimising workflow.

Optimise design for material use

Work with your architect and builder to design your home using standard-sized materials efficiently, reducing waste and cutting costs. Simple, efficient designs are often more economical and easier to build, and they can be just as striking with the right architectural vision. At Arli, our construction team is heavily involved in the design phase to ensure their expert knowledge about construction materials is incorporated from the outset.



Even with meticulous planning, changes and unexpected costs can happen in a custom home-building project. Successful management is crucial to keeping your project on track and within budget.

Planning for contingencies

Prepare for the unexpected by setting aside a contingency fund, typically 10-15% of your total budget. This financial cushion will help you manage surprises without derailing your project.

Handling variations

Limit changes during construction to avoid significant cost increases and delays. Assess their impact on the budget and schedule before proceeding.

Tracking expenses

Keep detailed records throughout the project. Regularly review costs to your budget to remain on track. Conduct regular financial reviews with your builder to monitor the project's financial health.

Effective communication

Maintaining open and frequent communication with your builder is key to managing changes and unexpected costs effectively. Regular meetings and updates can help prevent misunderstandings and keep everyone aligned on the project's progress and financial status.



Meet Maryanne

How we achieved a luxury custom home without overspending

In March 2023, Maryanne and her family completed their custom build with Arli Homes. They were delighted with the exceptional outcome.

Conquering challenges

The design phase was challenging due to the very small site. However, Arli's proactive approach and meticulous planning ensured a beautiful and functional home. 'There are always challenges with any build, but the team at Arli were very proactive and able to resolve these as they came about,' Maryanne shares.

Meticulously crafted

The quality of the build and finishes exceeded expectations. 'Our build quality and finishes are of a very high standard. Maintenance has also been very easy to work with, and again the team are very proactive and attentive in their approach,' Maryanne says.

A true collaboration

Maryanne emphasised the collaborative spirit of the Arli team. 'The team are very passionate about what they do, and we felt heard and valued throughout the process. I love the fact that we could build an architectural home for a more affordable price as the team at Arli was able to offer suggestions to keep the price down without compromising the look and feel.'

A five-star experience

The final result was a home that not only met but exceeded expectations. 'We've had many compliments on the design and quality of the build. Thank you everyone at the Arli team! We would definitely build with them again - highly recommend.'

Maryanne's journey with Arli Homes demonstrates the real-life application of our strategies for achieving a luxurious custom home without overspending. Her positive experience is a testament to the value of meticulous planning, hiring an integrated team and a collaborative approach in custom home building.



Building a luxurious custom home within your budget is entirely possible with the right approach. By following the tips outlined in this guide, you can achieve your dream home without financial stress.

Let us help you turn your vision into reality with a luxurious custom home that fits your budget.

To start your custom home journey on the right foot, contact the team at Arli Homes for a complimentary site assessment.

Happy building!

Call us 1800 955 827
Email us hello@arli.com.au
Visit us arlihomes.com.au

SUMMARY

Here's a handy list of the key strategies we've covered:

- **Set a realistic budget:** Understand your financial capacity and engage with experts early on.
- **Assemble the right team:** Choose an integrated team of architects, engineers and builders to be involved from day one.
- **Embrace cost-effective design choices:** Opt for open floor plans, create zones and use standard sizes.
- **Prioritise practicality and functionality:** Focus on features that enhance daily living.
- **Incorporate luxury features selectively:** Invest in high-impact areas like kitchens and bathrooms.
- **Shop smart for materials and finishes:** Look for discounts and leverage volume buying discounts.
- **Ensure efficient construction practices:** Verify your builder's scheduling, skilled labour and site management.
- **Manage changes and unexpected costs:** Plan for contingencies and maintain detailed expense records.
- **Learn from real-life success stories:** Take inspiration from Maryanne's journey with Arli Homes.

Ready to start your custom home journey?

Explore the possibilities with a complimentary site assessment.

Book Now

