



WHAT IS VALUE MANAGEMENT & HOW IT BENEFITS YOUR PROJECT

A smarter way to avoid price shock, eliminate design blowouts, and deliver your project faster through early builder involvement.



In today's market, rising material costs and changing conditions can quickly throw a project off course. For many homeowners, that means facing price shock or design delays down the track.

Value Management changes that.

By bringing your builder into the conversation early, before final plans and budgets are locked in, you can design smarter, spend wisely, and move forward with confidence.

What is Value Management?

Value Management is a collaborative process that involves your builder right from the design stage.

By working closely with your building designer or architect and builder from day one, you'll benefit from:

- **Budgets that reflect real construction costs**
- **Designs that stay within expectations**
- **Fewer surprises when it's time to tender**
- **A smoother, more efficient build overall**

A photograph of a modern living room. In the background, a grey sofa is visible with a small dog lying on it. A wooden chair is in the foreground, and a glass vase sits on a table. The room is lit with warm, natural light. A large, semi-transparent orange circle is overlaid on the left side of the image, containing the text 'The result?'.

The result?

A project that delivers on both vision and value without the costly setbacks.

The Benefits of Early Builder Involvement

01

Price Shock Prevention & Budget Predictability

When the builder joins the design phase early, we can guide design choices to fit your budget from the start. That means identifying potential cost blowouts early and suggesting practical, cost-effective alternatives, keeping your design aligned with your budget and your goals.

02

Reduced Risks

Our team identifies site challenges, material constraints, any additional documentation required for a smooth and efficient path through council, and potential construction issues long before they become problems. Addressing these early avoids delays and costly variations later, giving you peace of mind as the project progresses.

03

Improved Project Delivery Time

With builder and designer working side by side, the process flows more efficiently. Aligning construction planning with design decisions helps avoid the common delays that occur when design and build operate separately.

04

Enhanced Quality & Value

Early collaboration ensures every design decision is both beautiful and buildable. This balance between design intent and practicality delivers a higher-quality result that meets your expectations without unnecessary complexity or cost.

05

Accuracy & Collaboration

When the client, builder and architect work together from the start, every decision is made with full visibility of cost and constructability. This open communication keeps the project realistic, avoids redesigns, and builds trust between all parties.





The 3 Stages of Value Management

Value Management isn't about cutting corners. It's about making informed decisions early and maintaining control from concept to completion.

Stage 1

Initial Concept & Needs Analysis

Before committing to full design, we review your concept to ensure it's achievable within your budget. A preliminary estimate provides clarity on feasibility and helps set realistic expectations.

Stage 2

Collaborative Refinement & Design Review

Once viability is confirmed, we work with your architect to refine the design, focusing on structure, site conditions and cost-effective materials. Finishes and finer details are addressed later once the framework is sound.

Stage 3

Final Tender & Pre-Construction Finalisation

With the design refined, we prepare a detailed tender including selections, costs and construction details. Everything is confirmed before site works begin, eliminating uncertainty once the build starts.

How Value Management Saves Time & Money

- Aligns design and budget from the outset, avoiding costly redesigns
- Identifies and resolves site or design challenges early
- Optimises materials and construction methods for efficiency
- Improves scheduling and resource planning
- Keeps the project on time, on budget and on brief without compromising quality





Example: Preventing Price Shock

It's not uncommon for a \$2 million design to return a \$3 million build quote once tenders are in. The result? Frustration, redesign costs and lost time.

Through Value Management, those issues are caught before they snowball. With the builder involved early, costs are tracked, solutions are adjusted, and the final design stays aligned with your original budget.

Why This Approach Works

Early collaboration gives you control and clarity. With AVK Homes involved from the outset, you can:

- Avoid budget blowouts
- Eliminate price shock
- Protect your investment with realistic design decisions
- Build stronger relationships based on trust and transparency

Value Management ensures your project runs smoothly, stays on budget, and delivers exactly what you set out to achieve — a quality home, built the right way.

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