



**We create stunning  
backdrops for your  
future memories**



# Building high quality homes in Perth

## since 1968

Building a new home is an exciting time – especially when it comes to custom design. Often it's hard to know what builder to trust, which one can bring your ideas to life and who will take the time to get to understand exactly what you want.

We believe designing and building a custom home should be an easy, stress-free, collaborative process – which is the exact approach we take on every home we design and build. We are a boutique builder, we afford the time to get to know you. This is the most important step, to make certain there is no surprises, no confusion, just a high-quality home.



With over 51 years as a leading Perth home builder, we understand how important quality is.

We prioritise this like no other builder by only partnering with reliable and trusted suppliers and contractors, working on only a small number of projects each year for

maximum attention to detail and using stringent quality controls every step of the build.

**Our no compromise on quality** means you get peace of mind that your home is perfect now and even more so in the future.

**0.31%**

our cost of defects vs contract price. 13 times better than the Australian industry average of 4%

**No compromise  
on quality**





# Your home

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# Your way



Custom design means that you are in full control of your build. You get to choose your budget, your layout and your inclusions. It's as simple as that.

Every one has different requirements when it comes to their home and we work closely with you to design and build to those requirements. When you build a custom home you have the **freedom** to choose exactly what you want in your home.

Want an eco friendly home? A home with 2 bedrooms? A home with 7? A reverse living home? A home that needs accessibility requirements?

Custom design means your home is built just for you. **So what does custom design mean to you?**



# A boutique experience

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To guarantee high-quality and a great build experience, we only work on a small number of projects each year. Our director supervises every home we build.

When you build your home with a boutique builder **you become part of the family.**

We are on site every day ensuring no detail gets overlooked.

Communication with you is the key to our success. Constant communication and availability to you is the answer to no hiccups or issues, making the building experience seamless.



# The custom build process

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## is easy

01

### Let's talk

Regardless of whether you are three weeks or three years away from your next build, we are happy to sit down and discuss your biggest ideas, your wildest questions and help you create a plan to your build.

02

### Design time

This is the fun bit ... our designers and director meet with you to get a really good understanding of what you envisage for your future home. This workshop goes through style, size, accommodation requirements – any inspiration you have collected or any wild ideas you want to explore.

This detailed brief gives our designers the information they need to start bringing your home to life.

03

### Design presentation

Once we have created an initial design, we call you right away so you can come in and have a look. We will go through sketches and elevations with you as well as specifications so we can prepare more detailed pricing options.

03

### Pricing and planning

When you are happy with the design drawings we present you with an estimate and specifications. Spend a bit of time reading through and come back with any requested changes.

Once you have approved the estimate, we submit the designs to your local council for planning approval. Planning approval takes approximately 8–12 weeks.

05

### Finishes and foliage

Whilst waiting for planning approval, you make your selection choices. Our interior designer walks you through the entire selection schedule and assists you in selecting things like bespoke joinery, luxurious fittings and fixings, heating and cooling, appliances, flooring and colours. You can also work with our landscaper to design the exterior of your home.

06

### Drawings and paperwork

Once plans have been approved, we prepare detailed drawings of your home including engineering plans and complete interior design. Any changes are added to the pricing proposal and contract documentation is then drawn up for your approval.

07

### We get building!

Once we receive Approval for Building we can start and YOU help by laying the first brick.

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## What our clients say

“

They worked with reliable, long-term tradesmen, who had a great understanding of the project complexities, and the build was closely supervised at every stage, resulting in a home we're very happy with.

“

Glenway really took the time to listen and understand exactly what we wanted and were patient when helping us to explore and decide on all the finer details. We knew we could rely on any promises they made and are very pleased with how everything turned out.

“

The entire planning and building process was smooth, and the MD John Woodford was a joy to deal with. We were kept in the loop throughout the project, and any challenges were quickly resolved.

“

We wanted a smaller company that offered personalised services and innovative design ideas, had a history of great workmanship, and most importantly, were responsive to our family's needs. That's exactly the experience we had with Glenway.

“

We were aware how stressful the building process can be, and trusted that Glenway would deliver exactly what we wanted, whilst minimizing the stress. Our expectations were exceeded, and it felt very much like a team project.

“

Owner John Woodford was always available, helpful, and willing to discuss our options so there were never any unwanted surprises, and any faults were corrected immediately. A great and stress-free experience.

# It's never too

# early



It's never too early to talk about your next home. Book an obligation-free Discovery Session to talk about your biggest ideas and make a plan towards your build.

Do you have questions: what kind of block should we be looking for? Should I knock down my current home? What budget are we looking at? What is the custom build process? Regardless of whether you are three weeks or three years away from your next build, we are happy to sit down and discuss your biggest ideas, your wildest questions and help you create a plan to your build. Obligation free.

“You don't always have to start with a block. Start with your home and work with our designers to get it just right.”



# About us



Glenway Homes is a family business that has been building high-quality, luxurious custom homes since 1968. We take pride in all of our builds and love working closely with our clients to bring their visions to life.

## The local builder

We are often known as 'the local builder' as we build many homes in our local area of Floreat. However that doesn't stop us from working with clients all over Perth and ensuring they get their dream home in their dream location.

## We oversee every build

Our director, John Woodford, personally oversees every project we build, ensuring the highest quality outcomes and also no surprises for clients. We believe quality craftsmanship, attention to detail and a strong focus on customer service are the things that matter most when it comes to a home build. You become part of our family when you build with us.

## Our design process

Our design process has been developed and refined over the years. Today it exists as the perfect combination between your personal vision for your home, and our expertise in maximizing your site's benefits. We are always thrilled by the amazing ideas our clients bring to the table and love enhancing them further with our knowledge.

Together we always end up with something luxurious, considered, excitingly aesthetic, energy efficient and the back drop for your future memories.

## Part of a wider co-operative

Glenway Homes is a member of Wesbuilders Co-operative which enables us to source competitive prices for materials with savings passed onto clients. The co-operative works with leading suppliers all over Australia and supports each other to strengthen the building industry in Perth.

Our director, John Woodford is currently the deputy chairman and Glenway Homes is one of the founding companies, of which there are now over 100 members.

## Energy efficient

Glenway homes is well known for our approach to energy efficiency in design. We do this through maximizing the benefits of site-specific home orientation, the use of thermal mass, natural ventilation and climate control.

Our homes have won numerous awards for Excellence in Energy Efficiency and we always endeavor to incorporate these features in every home we build.



# Get in touch with us today

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We are just as excited as you are about building your next home. Get in touch with us today for an absolutely obligation-free chat with our team.

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