

# evan graham

master builder



1300 769 788 | [info@evangraham.com.au](mailto:info@evangraham.com.au) | [www.evangraham.com.au](http://www.evangraham.com.au)

Expertise in architectural building work



# 7 Reasons to choose Evan Graham

## 1 Are you worried about your builder being uncontactable and never around during the construction stage?

We don't operate like that. Evan will always be available and ready to discuss any concerns you may have and he will be onsite regularly as he closely supervises all activities personally. He will also be working "on the tools" throughout your job particularly during the critical stages. He is available to do this because he does not take on multiple jobs and prefers to concentrate on one major job at a time. Evan believes this personal and caring approach is the only way to achieve a superb result and build a great relationship with his clients.

## 2 Have you seen some building sites that look more like rubbish dumps?

We don't leave dangerous rubbish and materials spread around your yard or the site. Everything will be organised and tidy and barricades will be erected where necessary. Evan is extremely safety conscious and ensures that both his workforce and his clients are protected by implementing his comprehensive safety policies & procedures. Worried about small sharp objects being left in your lawn? No Chance – we are particularly careful about this to protect your children and pets.

## 3 Have you heard about some builders trying to hide mistakes or not even being aware that they have happened?

You can be assured that with careful and thorough planning we try to eliminate mistakes altogether, but occasionally things can happen. Evan does not believe in a band-aid approach, and any errors will be completely and properly rectified no matter what the cost to him.

## 4 Do you feel unsure and uneasy about the complexity of other quotes? Are you confused about what is and what is not included?

With our quote you will be clear and confident. Our quotes are comprehensive and we will discuss everything with you in detail before we submit it so we can be sure it is just the way you wish. If you need any further adjustments made after you receive the quote, we will happily amend it for you.

We pride ourselves on thoroughness and attention to detail – and this applies to our quotes as well as our work. We will not necessarily provide you with the cheapest quote, because we will generally include things in your quote which other builders may not. Some builders put in a cheap quote then claim variation after variation which can add up very quickly. We include all foreseeable items in our quotes so that you can avoid as many variations as possible. Some of these items may not be specified on the plans and can only be identified because of our understanding and attention to detail.

And by the way, there will be no GST tricks – everything will be clearly inclusive of GST.

If you want to get true value for money, the highest standards of workmanship, and a beautifully finished job of which you will be proud, you must make Evan Graham your builder.

We plan, we create, you live!

*plan... create... live*



## 7 Reasons to choose Evan Graham

### 5 **Are you worried about variations? How much extra do you need to budget?**

There is always an element of uncertainty in any building project. There may be things which are not assessable until the project commences, such as earthworks or existing structures. And there will often be options and upgrades available to you. What we do is identify as far as possible these uncertainties at the quoting stage and if any variations do arise we will discuss them with you immediately. Either way, you will be informed in writing of the cost and details up front so you can make the necessary decisions.

We will not leave the variations until the end of the job, then submit a bill to you which is way beyond your expectation. Let's get it sorted as we go, you know where you're up to and so do we. There will be no nasty surprises with an Evan Graham job!

### 6 **Unsure how to deal with all the subcontractors and site staff? Worried about their behavior and language?**

Our staff are very respectable and extremely polite. They will respect you and your property while working efficiently and thoroughly. Guaranteed.

Similarly, our subcontractors are all respectable, licensed and insured trades people, and their work is first class. You won't have a team of ruffians waking you up at 6.30am with loud radios and bad language, or messing your yard up with their food scraps nor will any subcontractor be left to do their job unchecked. We organise things properly, and all work will be closely supervised by Evan himself. There will be no consumption of alcohol on site at any time.

### 7 **Maybe you've heard stories about how some builders just never seem to be able to finish off the job properly?**

How it takes forever to get those little adjustments done, that last bit of rubbish removed, those concrete marks off the fence, that scratch touched up? Our policy is to provide 100% satisfaction on every job. You can rest assured that all the finishing touches will be done as a matter of course and without delay, from the removal of every last piece of rubbish to the smallest cleaning or touch up job.



Evan Graham has completed three projects for us. The first was a renovation of our home which included a new kitchen, laundry and toilet. The second was the construction of two new Architect designed townhouses. Since then Evan has completed another renovation which included two new bathrooms, wardrobe, and replacements of all external doors and windows.

The quality of the workmanship displayed by Evan and his selected subcontractors was excellent.

During all the projects Evan communicated with us on a regular basis and kept us informed and involved in key decisions as they needed to be made.

All of the above progressed in line with the plan and budget. We were very pleased with the quality of the projects and would not hesitate to award further work to Evan.

Kathryn & Michael McGowan

Merewether, Newcastle



*plan...create...live*

evan graham  
master builder



We would like to thank Evan and his team for their beautiful and high quality renovation of our home in 2010. We were impressed by Evan's attention to detail from initial quotation to completion. Evan takes pride in his work and this was reflected in both his team and the quality of sub-contractors he brought into this project. When he was not satisfied with a finish it was done again. If he thought improvements could be made, it was brought to our attention well in advance. He is very communicative and thorough. He ensured everything went through him and was confirmed by us, so we felt in control throughout. At all times the team were helpful and courteous, to the point that even our neighbours were complimentary.

Attention to detail and quality of workmanship was the best we have ever experienced. The initial quote was thorough, allowing us to tailor the project to our budget and giving us confidence in the final cost, which proved very accurate for such an extensive renovation. I particularly liked the fact that if something wasn't going to look right or would result in a poor quality end product Evan would note it and find a solution before the problem arose. Also when we were struggling to make a decision and were possibly going to make the wrong one, Evan gently nudged us in the right direction resulting in a better final renovation. We have been very happy in our new home with quality exceeding our expectations, and the finish standing up well to the rigors of a young family.

The acid test of any builder is whether you would use them again and whether you would recommend them to friends and family. We would definitely recommend Evan.

Tom and Jo Macdougall



In 2009 we decided to undertake major renovations to our family home. As a novice in this area the most difficult decision was to find the right builder who we could trust and who would deliver on what they promised.

Luckily we came across Evan Graham and his team. Throughout the renovation we found Evan and his team to be highly professional and dedicated to achieving the best result.

As with all renovations of older homes there are additional challenges which come to light during the renovation. During these times Evan ensured we were informed of all options so we could make the best decision to keep the building on track.

Evan's team were punctual, courteous, listened to our needs and above all demonstrated quality workmanship. When there was a way to achieve a better result Evan would quickly advise us of alternative options. It was clear that he cared and wanted to deliver a high quality product.

I am sure we will be undertaking further renovations in the future, hopefully Evan will be available assist us again. We are pleased to recommend Evan to potential renovators.

David & Sandi Nichol



*plan... create... live*

evan graham  
master builder



Evan Graham has recently completed an architecturally designed deck for us which was quite an extensive project with difficult access to the site. Throughout the entire job there wasn't a time when we were not happy with the buildings progress. Evans team were always there when we expected them, and tidied up totally on completion of their day, every day.

The tradesmen Evan brought in for this project were all excellent in their trade, were courteous and there when expected, all we would use again.

The quality of the workmanship on the deck has excelled our expectations. Evan's attention to detail in this project was remarkable. We are delighted with the finished deck and would be extremely happy to recommend Evan and have him build any further construction that we embarked on in the future.

Bruce & Chris Munroe

*plan... create... live*

evan graham  
master builder



We first became involved with Evan Graham and his building services in 2004 when we proceeded with a fairly extensive renovation and extension to our home comprising of new roofing, bathroom, kitchen, laundry, large dining and family area, outside pergola and complete external painting. We weren't familiar with Evan's work but on recommendation from our architect, spoke to Evan as well as some other contenders for the project.

Evan was great to deal with from the very beginning. Building in any form is often met with stress and uncertainty but Evan made the process as smooth as possible and we were kept informed at every stage. If there were savings to be made or variations to the contract, then we were the first to be consulted.

We were particularly impressed with Evan's professionalism. He was always on time and on-site and if there was an unforeseeable problem he would call to let us know.

The tradesmen he used during the project were also great to deal with and punctual. With both of us working and with 2 young children, we were unable to spend much time on-site but we felt assured that we could rely on Evan to complete the project on time and to a high standard (which he did).

We are thrilled with the final result of Evan's work. His attention to detail is appreciated and rare these days. Our home is just as we wanted and 4 years down the track we are still delighted and continue to receive positive comments about our home and the great workmanship within.

We have no hesitation in recommending Evan Graham for any building work, from a home addition to major extension or new project.

Yours faithfully

Michael & Rosanna Fuller

Hamilton South, Newcastle

*plan...create...live*

evan graham  
master builder



We became clients of Evan's in 2006. He was professional, thorough and punctual. We found him to have excellent communication skills and a polite manor. We felt that we could ask questions and make requests and Evan would attend to such queries quickly and effectively, helping us to understand what was important to us and explaining in detail the options available.

He used professional tradespeople and we feel that we got real value for money as every one on site was focused on providing an outstanding result. Other trades people not associated with Evan have commented on the high quality of workmanship evident in our renovated house.

We were very pleased by Evan's excellent management and coordination skills in dealing with both his subcontractors and his staff, which contributed to him finishing the job on time and to a very high standard.

Evan also kindly left the scaffolding up for an extra week so that our own painters could paint the upper levels of the house. This saved us money that was spent on other upgrades during the renovation. Thank you Evan.

Bede Lamb



I became a client of Evan's approximately 18 months ago. I found Evan to be very professional. He and his team were nice people to deal with and not at all pushy.

Evan always listened to me and offered useful suggestions on the best ways to do things. He was very caring about how I felt and also about how the renovation would look when completed.

When Evan said things would be done by a certain date they were. He would always arrive at the time discussed or notify me otherwise.

I was very happy by the care that was taken to complete my bathroom. At one point I didn't think I would be able to have a display shelf as it would not fit in the space available, however, Evan suggested that it be recessed into the wall rather than jutting out. This worked very well. I am also very happy with the way he finished off the inside of the bathroom window. I love my bathroom.

After the completion of the renovations my house improved in appearance and in dollar value. My family and friends could not believe the difference the open plan, new bathroom, and louvre windows out the back made to my home and how very nice it all looks. I couldn't agree more.

Yours Sincerely

Lorraine Tonks



It gives me great pleasure to recommend the good character, integrity and workmanship of Evan Graham.

I have had the benefit of his services on three separate renovation projects on our house.

In each case he was prompt and efficient; he came when he said he would, worked quickly but thoroughly, finished on time and left the site clean.

On the largest job, he made sensible cost-saving suggestions and consulted where there were different ways of solving a problem.

I also had the opportunity to observe that he had good relations with the people he was working with, including sub-contractors and apprentices.

Although our families have been acquainted for a longer time, which means I have a deeper appreciation of the solid social backing to Evan's business, it was only by chance in October 2005 that I first made use of his skills as a builder. That was such a good experience that it led later to others and I have no hesitation in saying I will certainly call on him again if the need arises and I commend him to anyone else who values quality.

John Stowell





During 2003, my wife and I had been watching a house renovation being carried out in our street and liked what we saw. We found out who that builder was and in 2004, Evan Graham began construction of our major house renovation.

This was a total success and when we decided to complete our home by renovating the bathroom in 2008, Evan was again our builder of choice. This was also a total success.

Initially, we chose Evan's firm because of the quality of the workmanship but, in dealing with him, we found his advice and attention to detail to also be of great benefit to us. His innate values and attention to detail assure that all work is done to his satisfaction, not just ours.

He is always willing to look outside the square. If our ideas created problems, he would discuss them with us, investigate further and find creative ways to deliver what we required and keep us involved in the whole project. His ability to turn our ideas into reality was greatly appreciated.

Like Evan, his on-site staff are always polite, friendly and a pleasure to deal with while delivering their superior standard of craftsmanship.

We would be pleased to recommend Evan Graham to anyone looking for a Master Builder. We really believe he has achieved that name.

Kath & Tony Allinson

*plan...create...live*

evan graham  
master builder



I have known Evan Graham for around 10 years. Coming from a family of Architects and Engineers, I have come across the work of many builders. I have also built my own house and office and assisted building several dwellings before meeting Evan.

Evan has undertaken the following work on our family house at 6 Eagles Nest Close, Belmont North.

- \$5,000 Concrete slab finishing (2 jobs)
- \$12,000 conversion of a garage into a bedroom (brick wall, drainage, windows, flooring and plastering)
- \$80,000 + renovation, including a large stunning brush box timber & cork floor with curved inlay, major wall removal, room extension, plastering. This project also included a first floor 36m squared curved tallow wood deck, with curved laminated timber railings and stainless steel cable balustrade, new electrical's, windows and repaint.

We plan to use Evan's services in the near future for a \$50,000 bathroom renovation.

Evan is the most meticulous builder I have ever met with very high standards not to mention pride of workmanship. He is very organised and his work has always been delivered on time and on budget. He also cleans up afterwards, unlike many "professional" tradesmen. To top it off, his team has been a delight to work with on every occasion.

Naturally, I would recommend Evan highly, especially for more difficult and creative building work that would allow the opportunity for Evan to exercise his expertise to the benefit of many.

Regards

Philip Mc Clelland (Chief Geophysicist)

*plan...create...live*

evan graham  
master builder



This is to recommend Evan Graham and his highly skilled team. I was looking for someone I could trust to make alterations and renovations to my home, as I am a single female without a lot of experience with tradespeople, or the process and procedures involved with renovations.

Evan was good to talk to as he based his opinions and decisions on experience and knowledge of the building code. He also listened to me and helped me understand the technical information when decision had to be made as the renovations unfolded. He dealt with the tradesmen in a very professional manner and without incident.

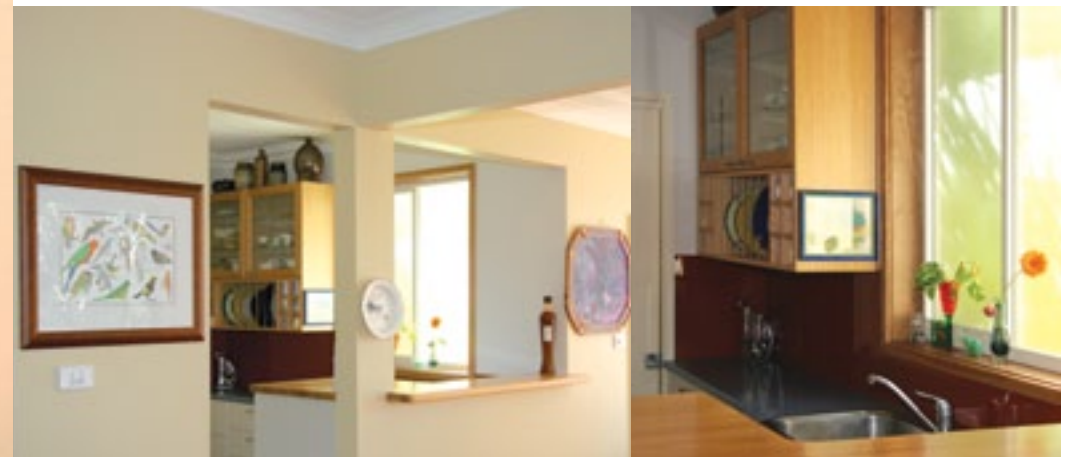
The person who was planning the kitchen made a comment on how precise Evan was with the detail and measurements, and how easy it was to deal with him. The man who fitted the security door to the new back door said that he hadn't seen such a straight door frame.

During the renovations I felt comfortable with Evan and the men he brought into the house. They tried very hard to keep the mess to a minimum and always tidied up at the end of the day.

The finished alterations have given me a magnificent area which captures the morning sun and light all day. It has given me more space in which to hold family functions as well as having personal space to have a 'cuppa' and reading spot.

I have had Evan back to complete some small jobs to which he gave his usual high standard of workmanship. I would readily recommend him and his workers as a professional, honest and reliable team, able to accomplish an excellent result.

Yvonne Kavanagh



## Architect's Testimonial

### MCKENDRY HUNT ARCHITECTS

[www.mckendryhunt.com.au](http://www.mckendryhunt.com.au)

20 June 2011

I am a Registered architect working in Newcastle and I have provided Design, and Documentation for the following projects in which Evan Graham was the builder.

- **Alterations & Additions**

5 Lawson Street, HAMILTON SOUTH NSW

The project consisted of a new rear addition to an existing single storey house. The addition incorporated a new kitchen, laundry and bathroom, as well as a new open plan living/dining area. Other works involved a complete new roof to the dwelling, new external render finish throughout and the rebuilding of an outdoor entertaining area. The project was completed in February 2005. McKendry Hunt Architects provided Contract Administration services during construction for this project.

- **Internal Alterations**

147 Macquarie Street, Merewether NSW 2291

The project consisted of internal ground floor alterations to an existing house. The works comprised a new kitchen, laundry and powder room, and commenced in January 2005 and it was completed in March 2005. McKendry Hunt Architects provided Contract Administration services during construction for this project.

- **Two New Townhouses**

3 Morgan Street, Merewether NSW 2291 (corner of Morgan & Lingard Streets, Merewether)

The project consisted of the construction of two new two storey Townhouses on a small corner site. The project was undertaken in two stages, with the final stage completed 2008. McKendry Hunt Architects did not provide Contract Administration services during construction for this project. However we understand that the Owner was very pleased with the construction standards and the working relationship with the builder.

- **Alterations & Additions**

16 South Street, Kilaben Bay NSW 2283

The project consisted of an internal renovation to an existing 1970's two storey brick house on the waterfront of Lake Macquarie. The renovations were substantial in scope and involved both aesthetic and structural alterations. McKendry Hunt Architects did not provide Contract Administration services during construction for this project. However we understand that the Owner was very pleased with the construction standards and the working relationship with the builder.

I have found Evan Graham to be professional in his approach, with good attention to detail and admirable enthusiasm. The above projects have been undertaken on time and on budget, with a high quality of workmanship and technical skill.

In each case, my clients have been happy with Evan's work ethic, and his overall approach to the projects. Each of the above has proceeded to a good outcome for all concerned.

McKendry Hunt Architects has been operating for a period of nine years in Newcastle, specialising in residential and small scale commercial design. I have more than 20 years experience as an Architect, and I look forward to working with Evan Graham further in the future.

Should you require any further information, please contact the writer.

Debra McKendry-Hunt

Director

NSW Architects Registration Board No 6034



**barker harle**  
consulting engineers

[www.barkerharle.com.au](http://www.barkerharle.com.au)

## Engineer's Testimonial

16 June 2011

I have known Evan Graham for more than 14 years. During which time Evan completed an apprenticeship with Lake Macquarie Developments Pty Ltd, obtained his builder's licence and developed a career as a reputable Master Builder.

During this period I have had regular contact with Evan in my capacity as a consulting engineer. I have had the opportunity to observe Evan's building skills, from preliminary planning, through execution of complicated building work to the provision of quality finishing details.

I have found that Evan has the rare quality of being a "thinker", and is able to plan his projects so that they proceed smoothly and avoid unnecessary delays and problems.

Evan does not hesitate to seek advice when needed or to examine ways of providing a better building. He is safety conscious and runs well managed building sites that are a pleasure to visit.

Evan has built a reputation as a reliable, competent builder, able to deliver projects of the highest quality. Evan has built a business with repeat clients who value his skills.

Evan has also extended his competency by taking on projects that have required him to learn new building techniques and research new products. An example is the new Multipurpose Hall at the Newcastle Waldorf School, Glendale, where Evan had to meet some very demanding standards to produce a distinctive and outstanding building.

I have no doubt that Evan will continue to be a sought after as a builder whose name and reputation will add value to the finished project.

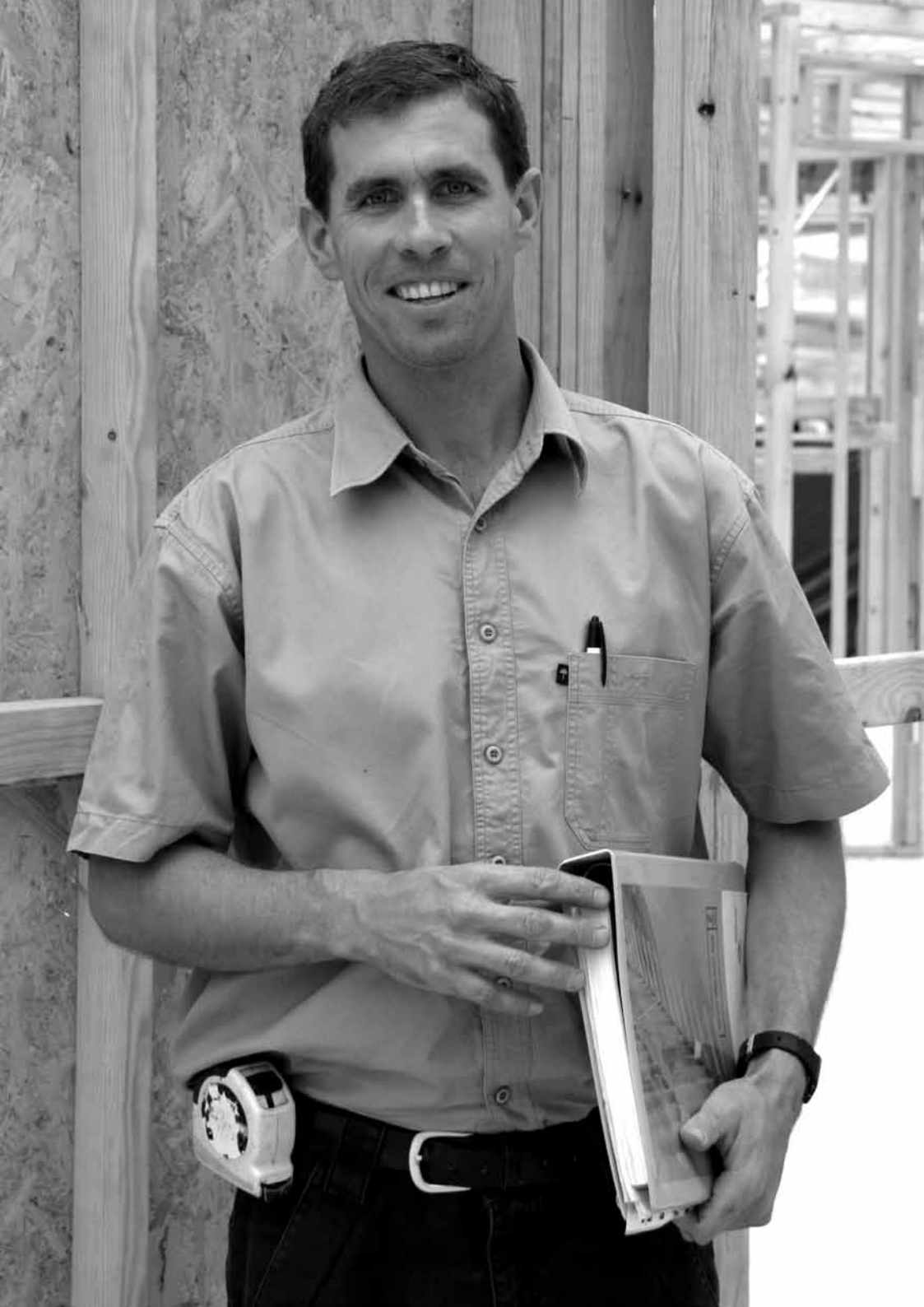
Yours faithfully

Robert Barker

FIEAust,  
CPEng, NPER (Civil, Structural)  
Member, Civil College Board

*plan... create... live*

**evan graham**  
master builder



## About Evan Graham

Evan Graham has lived in and around Newcastle all his life. He attended the Newcastle Steiner School, in which his family were involved, from his early years through to year 12 which he completed in 1996.

During 1995 Evan completed a Building Construction theory course by correspondence, as well as doing some work experience at Cardiff Joinery.

In 1997 he completed a full year pre-apprenticeship program in Carpentry & Joinery at TAFE, excelling in all areas. Late in the same year he obtained full time employment with Lake Macquarie Developments where he stayed until mid 2001, completing his Carpentry apprenticeship and working on all manner of domestic projects, including some large developments.

During this time Evan won two separate apprenticeship awards; firstly in 1998 he was awarded "Outstanding Apprentice" (All Trades, Belmont Campus) by the Master Builders Association. Then in 1999 he was awarded "Apprentice of the Year (Carpentry & Joinery)" by HRATA-- Hunter Regional Apprenticeship & Traineeship Awards.

He also studied his certificate IV in Contractors Management after hours during 1998/1999 and achieved either "Commended" or "Highly Commended" in all modules.

Having completed all his training both theoretical & practical and having achieved a high level of trade competencies, Evan began his own business in the middle of 2001. Since then he has completed all manner of building projects from decks and bathrooms, small and major extensions and renovations, new houses and some commercial work.

His is now one of the most particular and thorough builders in Newcastle, and although only a small business, has an excellent reputation and an ever increasing database of extremely happy customers as evidenced by the testimonials throughout this portfolio.

This is due to his complete focus on his client's vision, needs and satisfaction, and his uncompromising attitude to quality from the base work to the finishing touches. Nothing is left undone, nothing ignored. Evan will ensure everything is completed to meet and exceed both his own and his client's expectations. Evan is not one of those builders that will leave a project in the hands of a foreman or his subcontractors; he will be there to supervise, coordinate and to do the work himself, particularly during the critical stages of any project.

So, if you would like to experience a smooth and rewarding building project which gives you real value for your money and a sense of achievement and pride, then Evan is here for you. Please, he would be delighted to begin communications with you today...

*plan...create...live*

evan graham  
master builder



evan graham  
master builder

tel. 1300 769 788  
mob. 0413 947 150  
fax. 02 4001 0170  
email. [info@evangraham.com.au](mailto:info@evangraham.com.au)  
web. [www.evangraham.com.au](http://www.evangraham.com.au)  
address. 25 Francis St Cardiff South 2285  
Lic. 237 528C  
ABN. 26 150 558 259

