How to choose between an Architect and a Building Designer?

First we should explain the differences between a Building Designer and an Architect as there is a bit of confusion out there.
What's a Building Designer ?
Building designers are licensed professionals that are often capable of doing the same thing that Architects do but they usually started life doing a drafting course or a Diploma of Building Design.
One thing they have over architects is that they spent a lot of their lives doing details and understanding how buildings get built from a practical point of view.
They often stated their career working for building companies or architects sorting out how the design will get built and working out the sizes of the structural members, then making sure the documentation is clear and easy to read.
Building designers in Queensland **must** hold a current License with the Queensland Building and Construction Commission (QBCC) and are usually, but not always, members of the Building Designers Association of Queensland (BDAQ). GCBD are Licensed with the QBCC 1285996 and Members of BDAQ 63355.
All the below statements are generalisations of course and any combination is possible.

So the main advantages of building designers are:
1. They are often practical in their understanding of construction and are often more likely to get a home designed close to budget.
2. There is often less likelihood of out of control construction details that can't be built.
3. They are usually fairly competitively priced. Often seen as the half way mark between draftsmen and architects.

The disadvantages are:
1. They are usually not formally trained in design so are quite often not good designers.
   They are usually self taught in design practice or gain experience from whom they work with.
2. No added value to the resale of the house due to not being "Architect designed "
3. No prestige benefit to owners while living in the house. Or "my house is designed by an Architect "

The main advantages of Architects are:
1. They are formally trained in design at a University for 6 years so you can count on them being good at design.
2. There is a perceived re-sale value when selling an Architect designed home.
3. There is a level of prestige when living in an Architect designed home.

The disadvantages are:
1. They are usually expensive, often double or triple that of the average building designer.
   The fee will often be between 6% to 10% compared to 3.5 to 6%.
   You do get what you pay for though!
2. Many think that they are GOD and therefore make you wait forever,
   don't listen to you, and design the house for themselves not the owners.
3. Some architects don't care about the practicalities of building construction
   leaving it to the draftsman to sort out and ending up with trouble in site
4. Many will design for their own glory ending up in budget blowouts and builder feuds on site.