



## Top 5 Categories to Consider Before Hiring a Builder



# TOP 5 CATEGORIES — TO CONSIDER WHEN — CHOOSING YOUR BUILDER

Are you looking to renovate your home and get it spick and span in no time? Use this free checklist on what questions to ask, what to look for in a contractor and how to spot the danger signs that come with home renovations before they happen.

## 1 BUILDER'S EXPERIENCE

- Is your builder allowed to build in the state?
- How long have they been in business?
- Do they have the skills and experience in the style in which you plan to build to undertake the proposed project?
- Is the builder registered and can they supply their QBCC number?
- Do they belong to any industry associations like HIA or MBA?
- How many properties do they currently have under construction?
- Do they have references for recent or current clients, and are you able to talk to them?

## 2 BUILDER'S FINANCIAL SITUATION

- Check the builder holds the correct insurances
- Have they ever been declared bankrupt?
- Do they have any past or current building disputes e.g. with QCAT – Queensland Civil Administrative Tribunal

## 3 COMMUNICATION

- How will you communicate with your builder once the job starts?
- Does the builder have systems in place to keep you informed?
- Is there a schedule to provide you with the start and completion dates as well as milestones throughout the project?

## 4 THE QUOTE OR CONTRACT

- Be wary if signing any contract that is not standard from the industry (for example, from HIA, QBCC or Master Builders)
- What should the Building Contract include?
  - Is the price guaranteed unless you make changes?
  - Selections and Schedules – are all items and products specified including the finish, brand and model number?
  - Drawings and specifications
  - Have all the tasks associated with the build been included in the contract including fees and charges charged by Council?
  - Have possible variations been limited and finalised wherever possible?
  - Where did the values come from for Prime Cost and Provisional Sums items? Did you compare 'apples with apples' from other builders quotes received?

## 5 BEFORE THE BUILD STARTS

- Have you read, checked and understood all of the contract documents thoroughly?
- When are progress payments due?
- How long is the building maintenance period?
- What is the time frame and process for paying deposits?
- What is the cooling off period?
- Cost plus
- Demolition
- Allowances
- Provisional sum items
- Do I own copyright of the design?