



FINDING A BUILDER

SOME PEOPLE HAVE THE TIME AND SKILLS TO MANAGE A RENOVATION THEMSELVES.

But for most, who hold down full-time jobs and a full life of social commitments, the task can be too big to take on.

Enter the builder. Now, you are going to spend a lot of time with your builder. Calling them. Waiting for them to call you. Meeting them for coffee. Meeting them on site. Meeting them for coffee on site. Texting. Emailing.

You want to choose the right one.

A good builder is a true partner in your reno. Someone who protects your best interests, manages trades seamlessly and has a keen eye for quality control on every part of the job. To find yours, speak to at least three different builders about your plans and vision, ask for references from previous clients and to see some of their finished builds.

A great way to create or cutdown your shortlist is to ask for recommendations from family or friends – because anyone who has used a builder will know them well by the end of the project.

If you don't have any first-hand recommendations, start by looking at online reviews. And, of course, balance all your research with your budget and their availability.

Remember, it's your reno, so if your builder won't build the renovation you're after, find another builder.

It may seem like a lot of work, but getting the right builder will save you so much more work in the long run.

10 TIPS FOR WORKING WITH A BUILDER

- 1. DO YOUR RESEARCH AND ASK FOR REFERENCES.**
- 2. CHECK THE FINE PRINT. ASK YOUR BUILDER IF THEY ARE FULLY LICENSED AND FULLY INSURED.**
- 3. HOW LONG HAS THE BUILDER BEEN IN BUSINESS? HOW MANY PROJECTS OF THIS TYPE HAVE THEY COMPLETED?**
- 4. HAVE A CLEAR IDEA OF WHAT YOU WANT TO ACHIEVE SO THAT BUILDERS CAN PROVIDE ACCURATE QUOTES AND PLAN THE PROCESS ACCORDINGLY.**
- 5. WHAT'S YOUR FINAL BUDGET? THERE'S OFTEN A DIFFERENCE BETWEEN BUDGETED COST AND THE TOTAL COST OF THE PROJECT. PRELIMINARY COSTS CAN BE AN EXTRA 20% OF THE BUILD BUDGET.**
- 6. HOW WILL THE BUILDER COMMUNICATE WITH YOU DURING THE PROJECT. WHAT'S THEIR STANDARD TURNAROUND TIME FOR COMMUNICATION?**
- 7. ASK HOW MANY PROJECTS THEY'RE CURRENTLY WORKING ON, AND HOW MANY THEY WILL BE WORKING ON DURING YOUR BUILD.**
- 8. ASK YOUR BUILDER HOW OFTEN YOU CAN ACCESS YOUR HOME DURING THE BUILD.**
- 9. ASK ABOUT THE LATEST DATE TO MAKE CHANGES TO YOUR PLANS WITHOUT INCURRING EXTRA CHARGES.**
- 10. ASK YOUR BUILDER TO OUTLINE EXACTLY WHAT IS INCLUDED IN THE CONTRACT AND ANY ITEMS THAT COULD VARY IN PRICE.**

PLEASE CALL US ON **(02) 9565 2265**
IF YOU WANT TO HAVE A CHAT ABOUT
YOUR PROJECT

designplusedrafting.com.au

