

## FACT SHEET

### **Some pointers on how to choose the right builder**

- Most important is to make sure your builder is a certified registered builder. To check this you call the Builder's Practitioners Board on 1300 815 127.
- A good builder will have a membership with building associations such as HIA or Master Builders Association of Victoria.
- Ask if you will be directly dealing with your builder and not a supervisor.
- Ask your builder to provide references on previous jobs that they have completed.
- Make sure you read and understand the contract.
- When comparing quotes make sure you are comparing apples with apples. Sometimes the cheapest quote is not always the best; materials, finishes, fixtures and fittings can vary greatly in price and watch out for hidden costs. Providing the builder with clear and detailed information will produce a more transparent quote for the client and will help you to compare quotes more easily.
- Make sure your quote has a fixed price and has full detail of what you are getting for your money; this will ensure that there will be no surprises down the track, unless you change your mind. A good builder will provide you with a cost of your "change of mind" extras before the change is implemented.

- Make sure your builder is flexible and can help support you on your decisions and choices.
- Make sure you have a building permit and planning approvals in check, or if you need your builder to obtain these make sure they provide you with the cost of these.
- Make sure the contract you are signing with your builder meets the requirements of the Domestic Building Contracts Act. The sure way of knowing this is if the builder uses a HIA or MBAV contract.
- Make sure your builders personality is a suit with yours. There are a lot of decisions to make along the way and it is easier if you get along well with your builder.
- Make sure your builder is well presented and professional. When you call them they are attentive and always call you back in a reasonable time frame. This will give you confidence that your build will also be professionally completed.
- A good builder will ask you comprehensive questions about your expectations of the build to make sure you both have the same vision. Pictures and photo's are a good way of showing and interrupting to your builder the finish you are after.

We hope that you will give **Kemple Homes** the opportunity to work with you on your next project. Good Luck! And Happy Building!