

How Does Your Builder Measure Up?

1

First Meeting

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- Does the builder hold a current builders licence with the NSW Department of Fair Trading?
- Do we get to meet the actual builder (the person who holds the licence)?
- Does the builder hold current public liability insurance?
- Can the builder demonstrate good Work, Health & Safety practices?
- Does the builder use a Housing Industry Association of Australia approved contract (not something they have written themselves)?
- Is the builder a current and active member of the HIA and MBA (ensuring they are up-to-date with all current and future building regulation changes)?
- Do we get to interview the person who is going to supervise the construction of our new home?
- Will we get our chosen builder or supervisors direct mobile phone number and email address (not just a generic company number or email address)?
- Does the builder have references that you can independently contact?
- Does the builder have the experience and business infrastructure to manage your project?
- Does the builder demonstrate a long term commitment to the building profession, ensuring you will still have someone to call in years to come?

2

Land

- Will your builder provide an assessment and independent advice on land not already purchased (potentially saving you from buying the wrong block of land)?
- Will your builder talk to you about building options and costs prior to purchasing land?
- Does your builder have a detailed understanding of the local planning regulations in your local area?
- Will your builder organise and oversee the safe demolition of any existing structures on your new block of land (if required)?
- Does your builder use a licenced asbestos removalist and issue you with a clearance certificate on completion should any asbestos need to be removed?

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email info@melandrahomes.com.au website www.melandrahomes.com.au

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Design

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| • Do we get to work directly with the building designer on the design of our new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Will the designer and the builder work together on the design of our new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get to choose all our inclusions from any supplier (not just from a small range determined by the builder)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get a say in the building materials that will be used in the construction of our home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get to meet and work with the joiner who will be designing and constructing our kitchen, laundry and the joinery throughout our new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get to visit the manufacture of our windows to look at options and discuss the various types of glass and window construction that will be used in our new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get to spend a weekend in a house that the builder has constructed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get to experience the quality and finish of our builders work before committing to build? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

4

Pre-Construction

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| • Do we get a detailed and itemised cost estimate and quote (not just an approximate price)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Is the builders cost estimate and quote based on the specific bill of quantities required for our new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder have a 100% transparent costing system where we get to see all building costs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder disclose their business overhead costs and profit margin? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder offer a fix price contract and only we can approve future cost variations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder only use reputable suppliers with proven abilities to respond to warranty and maintenance issue now and in the future? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder pass on to us any trade discounts and supplier discounts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder organise and oversee all the engineering and professional reports required for construction approval? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder liaise with and handle all Council submissions and approvals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5

Construction

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| • Is our builder a boutique builder who never works on more than three projects at any one time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Will our builder regularly work on site throughout the construction of our new home to guarantee close supervision of all work being undertaken? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Do we get to regularly visit the building site during construction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Are site visits done one-on-one with our builder? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder appoint subcontracting trade providers (painters, tilers, electricians etc) based on on the quality of their work, rather than on who can offer the lowest price? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder maintain a consistent team of subcontracting trade providers ensuring a consistent and reliable standard of work? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder build to completion including all floor coverings and paintwork? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder only use H2 Termite Resistant structural timber in the construction of your new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder only use 90 x 45 framing studs at 450 centres for both external and internal walls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder only use premium grade quality paint? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder apply a minimum three top coats of paint on all external timbers? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder pre prime all bare timber before assembly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6

Hand Over & Post-Construction

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| • Does your builder personally do the handover at completion of your new home? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • If we experience defects or problems after completion, do we get to contact our builder direct (not a generic company service department)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder provide a Seven-Year Direct Action Plan for warranty and maintenance issues? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder come back after the first winter to adjust and fix any paint blemishes from the natural drying out process (including any minor damage from occupying the premises)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder supply us with a handover pack with all the paint colours and receipts for all electrical products? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Does our builder supply us with a layout of pipes and services on completion so we know where they are for landscaping or future construction purposes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

1st Meeting Impressions

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| • Was the builder on time and well prepared for the meeting? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Did the builder demonstrate a high level of building knowledge? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Did the builder listen to and understand our vision for a new home ? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Was the conversation between us and the builder easy and comfortable? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Were all our questions answered? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Did we leave the meeting feeling positive and confident? | <input type="checkbox"/> | <input type="checkbox"/> |

Notes
