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OUR TOP 10 TIPS FOR CHOOSING THE RIGHT BUILDER

Renovating your home is most likely the second biggest investment you'll probably make in your lifetime. Choosing the right builder can be a daunting process but if chosen correctly, the right builder will make the process painless and enjoyable. So how do you choose the right builder?

HOW DO YOU SELECT ONE BUILDER OVER ANOTHER?



1. Make sure you use a licenced builder if your work is over \$5,000

All Builders must be licenced by the regulating body within the state of work. Here in the Gwydir Shire and throughout NSW, building works over \$5,000 must be carried out by a licensed builder. You can check the status of a Builder in NSW by searching their name on the NSW Government Website. If a Builder that you are considering for works over \$5000 is not listed, immediately scratch their name from the list.



2. Choose Local

A local builder is a safer choice. Unless it's a fly in, fly out type of Builder, no one wants their good name to be damaged in the community they live so the location of the builder's home in relation to yours is a good place to start.



3. What is the Builders reputation in the Community?

There's no better way to determine a Builders reputation than word of mouth. Online reviews have mixed credibility so ask for previous work history. Take a drive and if you're feeling brave enough, pull over and talk to the homeowner. If you're community minded. You may wish to understand how the builder helps promote the economic and social well being in your community. By employing, purchasing or even sponsoring groups locally, builders have the ability to positively impact the community.



4. Is your Builder a member of a professional body?

Organisations such as the Housing Industry Association (HIA) provide invaluable support and training to Builders. Paid membership with a professional body reduces the risk that your Builder isn't up to date codes and regulations of the industry.



5. Is the Builder experienced with projects that are similar to yours?

Some Builders specialise in specific types of projects such as new builds or others have mastered small extensions such as verandas. Always ask about what they specialise in as it is important to seek a specialist renovation Builder to ensure you get the best results.



6. How well does the Builder communicate with you?

Let's face it, Tradies are often not the most reliable. You should get a good feeling from early conversations that you'll be able to build a strong rapport with the builder and they will deliver upon their promises. Strong communication skills are key and will make the process much easier through your renovation journey. Ben is readily available to clients on his mobile or via email for less urgent matters.



7. Is the Builder going to help you during the design process or an Architect?

It's a personal choice and most builders are happy to work with you either way. Either way, it's important to know the cost of your renovation will meet your design expectations and your budget. Ensure you are very clear with your builder and or architect on the budget from the beginning of the process as it's a very frustrating position to be in when the design brief blows all expectations.



8. Do you have access to the Builder during construction?

Sounds crazy right but if a problem arises, can you contact the Builder directly? Will you get action immediately or will your enquiry be escalated from the Site Supervisor to the Builder then further up the chain to head office? There are certainly pros and cons with selecting a small builder over a larger business, but ensure you understand how your project will be managed prior to commencing.



9. One point of contact

Whilst it may sound like a good idea to engage separate tradespeople, such as plasterers, electricians and carpenters in order to save money, it often turns into a mess with a budget blowout. We strongly recommend using one builder who will take responsibility for the entire project and will ensure that the right people are on-site at the right time. Whatever your choice, Ben and his team can work with you and your selected trades.





10. You need a contract for works over \$5,000

If your builder won't give you a contract, walk away immediately. Contracts are a legal requirement in NSW for building works over \$5,000 and protect both the home owner and the builder. It's simply an agreement between a builder, who agrees to undertake a specific set of works, and a client, who agrees to pay a set amount of money.



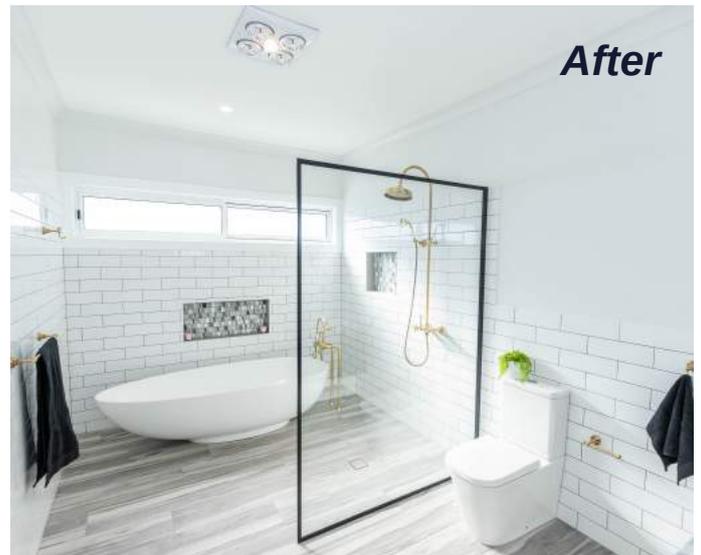
Before



After



Before



After

There's a lot to consider when planning a renovation but if you consider the above tips prior to knocking the first wall down, you'll ensure the right builder is selected and your renovation runs smoothly.

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS ABOUT YOUR PROPERTY THAT WE CAN HELP YOU WITH