

9 Mistakes People Make When Employing A Builder

It can be a very daunting task trying to sift you way through finding the right builder. There are many things to consider when employing a builder and it is extremely important to make sure that you know what to look for when employing a builder.

Here are 9 common mistakes people make when employing a builder.

Not Checking:

- 1. That a builder is registered with the relevant authorities:** If they are not registered with the relevant authorities it is illegal for them to do any building works.
- 2. That they have Home Owners Warranty Insurance:** If they do not have Home Owners Warranty Insurance and there is a problem with the building works, you will not be covered and may be forced to pay all the expenses yourself.
- 3. Their Public Liability and other insurances are current:** If they do not have all the right insurances for example Public Liability Insurance and someone gets injured or killed while working on your site, you may then become liable and get sued.
- 4. Whether they are members of building associations like Master Builders or HIA:** All reputable builders are members of one of these associations. If they are not you would have to ask yourself the question why? Is it because they have had bad conduct and the associations will not let them become members?
- 5. How long they have been in the industry:** Everyone starts and one stage but it does not mean that you have to be one of the first jobs they ever do. You do not want someone learning as they go when they are building something for you.
- 6. What they specialise in E.G Extending/Renovating, Building New Homes, Residential, Commercial, Green Building etc:** Many builders claim that they can do everything but we would suggest that you use a builder that is experienced in the type of building you want.
- 7. If they have references and examples of their previous work that you can have a look at:** This is important and you should go and have a look at, at least 1 or 2 building jobs that are similar to yours
- 8. Not having the right clauses in the contract E.G Timeline, if a certain situation arises or payment clauses etc:** People get caught out a lot with what is written in the contract. If you do not have the right clauses in the contract and everything suits the builder, this good ending costing you a lot of time and money.
- 9. Always taking the cheapest quote:** This is a common mistake that people make. You must be careful that the cheaper quote is not leaving out certain things or using cheaper products than the quote that may be more expensive. You must compare Apples with Apples and some builders realise that the majority of people will not understand what the difference is between using quality products and techniques compared to inferior products and techniques.

Just like anything, if you do not do it all the time and do not understand the industry, you should not expect to be a professional at it. Employing a builder can be daunting and can cost you many tens of thousands of dollars if you do not have the experience and knowledge to do it properly.

We can help you get through the mine field when employing a Builder and best of all our service is FREE. If you are looking at employing a Builder now or in the future and would like some more information on what we do or would like to employ our services, go to our website www.buildersgroup.com.au or call on **1300 00 2734** now.