

30 Questions to Ask Your Builder

DON'T SIGN UNTIL YOU HAVE ANSWERS TO THESE QUESTIONS

Website: betterway2build.au | Phone: 08 6118 6119

SECTION 1: Credentials & Stability

1. What is your WA Building Services (Contractor) Registration number?
2. Can you provide certificates of currency for Home Indemnity and Public Liability insurance?
3. How many projects do you currently have under construction in Perth?
4. How long has this specific building company been operating under this ABN?
5. Can I speak to three clients who have reached practical completion in the last 6 months?

SECTION 2: The Contract & The Real Price

6. Is this a fixed-price contract? If not, what elements are estimates?
7. Are all site works (earthworks, soakwells, and retaining) included in the final price?
8. What is the specific dollar value of the Provisional Sums (PS) and Prime Costs (PC)?
9. Does the price include finishing items like flooring, painting, and window treatments?
10. Are all council, water, and NBN application fees included?
11. If I want to make a change (variation) after signing, what is your administrative fee?
12. Is the deposit exactly 6.5% or less? (Be wary if it is higher).

SECTION 3: Construction & Site Management

13. Who will be my assigned Site Supervisor, and how many other homes are they managing?
14. How often will I be invited to walk through the site during construction?
15. Do you allow independent building inspectors to access the site at key stages?
16. What is your policy if the build exceeds the Contract Period days?
17. How do you handle site security to prevent theft or vandalism during the build?
18. Which specific trades (brickies, sparkies, etc.) do you use, and are they local?

SECTION 4: Design & Specifications

19. Is this home designed to meet the mandatory 7-star energy efficiency rating?
20. What brand of appliances and fixtures are included in the standard range?
21. Can I choose my own suppliers for things like tiles or tapware?
22. Are the internal ceilings 31c (higher) or standard 28c?
23. Does the design account for specific Perth site conditions (e.g., coastal corrosion or sandy soil)?

SECTION 5: Communication & Post-Build

24. What is the primary method of communication (Email, Portal, or Phone)?
25. How often will I receive a formal progress update?
26. What is your process for resolving a dispute if we disagree on a finish?

27. How long is your maintenance/defect period after I move in?
28. What constitutes a structural warranty under your contract?
29. What happens if the building company changes ownership during my build?
30. Who is my point of contact if the Site Supervisor is unavailable?

*Feeling overwhelmed? You don't have to do this alone. At **Better Way 2 Build**, we vet the builders for you, review the contracts, and ensure you get a fair deal, at no extra cost. Visit betterway2build.au to start your journey.*