

MASTERING THE SKILL OF



*SELECTING THE PERFECT*  
**BUILDER**

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MEADER  
CONSTRUCTIONS

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**IT IS NOT THE BEAUTY  
OF A BUILDING YOU  
SHOULD LOOK AT; ITS  
THE CONSTRUCTION  
OF THE FOUNDATION  
THAT WILL STAND THE  
TEST OF TIME.**

-- DAVID ALLAN COE -







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Building or renovating your home will most likely be the most or second most significant investment you'll make in your lifetime. Choosing the perfect builder can be daunting, but if chosen correctly, the right builder will make the process painless and enjoyable. So, how do you select one builder over another?

## HERE'S YOUR CHECKLIST FOR SELECTING YOUR PERFECT BUILDER



### **01. Is your Builder licenced and insured?**

In Queensland, contractors must hold a QBCC licence to carry out any work valued over \$3,300 (including materials, labour and GST). You can check a Builder's status by searching their name on the QBCC Website. Your Builder should also have both public liability insurance and construction insurance, which covers the site and materials against theft, vandalism, fire, storm, etc., throughout the construction period until handover.



### **02. What is the Builder's reputation?**

There's no better way to determine a builder's reputation than word of mouth. Seek recommendations from friends, family, and tradespeople. Along with recommendations, research online reviews and ratings for builders in your area. It's also a good idea to request references from past clients and follow up with them.



### **03. Is your Builder a member of a professional body?**

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



### **04. Is the Builder experienced?**

Some Builders specialise in projects such as new builds, while others have mastered small extensions such as verandas. Always ask about what they specialise in, as it is essential to seek a specialist Builder to ensure their experience is similar to your project.






**05. How do they communicate, and are they transparent?**

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. Evaluate their communication style and responsiveness.

Tendered pricing can be daunting for the untrained eye; however, if they are transparent with their pricing structure and project details, it's a promising sign that this will translate throughout a project.



**06. Will the Builder or an architect help you during the design process?**

It's a personal choice; most builders are happy to work with you. Either way, it's essential to know that the cost of your project will meet your design expectations and 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.



**07. Do you have access to the Builder during construction?**

Sounds crazy, right, but can you contact the Builder directly if a problem arises? Will you get action immediately, or will your question be escalated from the Site Supervisor to the Builder and further up the chain to head office? There are pros and cons to selecting a small builder over a more significant business, but please ensure you understand how your project will be managed before it begins.



**08. Contracts**

It's the law to have a contract for domestic building work exceeding \$3300(inc GST). A contract is simply an agreement between a builder, who agrees to undertake a specific set of works, and a homeowner, who agrees to pay a set amount of money. A contract can come in many forms, and you should check to ensure that it complies with Queensland legislation. Without a contract, you are not protected, so make sure you have this conversation early and ask what type of contract would be issued for the project.





### **09. How much will your deposit be?**

When building works are less than \$20,000, the Builder can request a deposit of 10% of the value of the project. But in this day and age, the likelihood of building works less than that is incredibly slim. For contracts over \$20,000, the deposit can not exceed 5%. There is an exception to this rule, though; if more than 50% of the value of the work is performed off-site (i.e. cabinet manufacturing, a deposit of 20% is permitted).



### **10. Will your project have Home Warranty Insurance?**

Home warranty insurance (HWI) is a premium your Builder pays the QBCC to insure the project. HWI is compulsory, and the policy for your project needs to be taken out after the contract is signed. Without HWI, homeowners are not protected from losses through non-completion, subsidence or defects – where the Builder refuses or cannot rectify. Always get a copy of the Home Warranty Insurance certificate before work commences.



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# THE BITTERNESS OF POOR QUALITY REMAINS LONG AFTER THE SWEETNESS OF LOW PRICE IS FORGOTTEN

- BENJAMIN FRANKLIN -







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While hiring a licensed builder is an important step, it alone does not guarantee a project's quality or timely completion. However, it does provide homeowners with recourse in case of unforeseen issues.

Engaging with an unlicensed builder or neglecting to formalise a contract for residential building work exposes homeowners to significant risks. In the event of defective or incomplete work, they may be ineligible to claim on statutory insurance. Moreover, hiring an unlicensed tradesperson effectively places homeowners in the role of employer, assuming responsibility for associated legal and insurance liabilities, including liability and workers' compensation.

Careful consideration is paramount when embarking on a project, and we recommend you use the checklist above before choosing a Builder. It's crucial to remember that your project represents a collaborative effort between you and your chosen builder. Effective communication is fundamental to averting dissatisfaction and ensuring seamless project execution.

# WE ARE ONE TEAM

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We're Brisbane's premier bespoke building specialists, a proudly family-owned business driven by an unwavering passion for crafting exquisite homes.

Our comprehensive service encompasses the entire process, starting from concept design, project management, and construction all the way through to the final handover.

Beyond the calibre of our work, our success is underpinned by our empathy with our clients. At Meader Constructions, we are dedicated to delivering nothing short of excellence in all our projects. With a team of highly skilled professionals, we bring your vision to life, creating exquisitely crafted spaces that will stand the test of time.

*Let us help you fall in love with your home again.*

*Ben and Lisa Meader*

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