PLANNING HOME BUILDING WORK?

ARE YOU USING A DESIGNER?

Look for a designer who is a Licensed Building Practitioner, Registered Architect or Chartered Professional Engineer. It is important to be clear on what services your designer will be providing. Go over your ideas with a firm budget in mind. Be really clear on the brief; before you engage a designer, know your high-level objectives and specific details that must be included.

WORK WITH THE DESIGNER TO CREATE CONCEPTS & DETAIL PLANS DRAWN UP

Retain plain white contractor’s quotes to note any temporary material costs incurred for the work, which could be added back to the final quote. Make sure your budget is realistic; you could be living with these choices for a long time.

RE-BUILD, RE-SCOPE, RE-FINANCE

Homeowners who receive quotes beyond their planned budget need to re-assess their financial position, project scope and timing. Where possible, re-negotiate the costs and timeframe with the designer or contractor, and update your budget statement and scope of work.

SELECT A CONTRACTOR & SIGN A CONTRACT

Written contracts will be mandatory for work of $30,000 (incl GST) or more. Be clear on the contract’s terms so that you have a clear understanding of costs, timelines and what’s included.

GET BUILDING CONSENT?

As required by law, building consent may be required by the homeowner, designer or contractor. It is the responsibility of the homeowner to ensure that the project complies with all relevant building standards and regulations.

GET READY AND START BUILDING

If alternative accommodation has not been budgeted for, it could add significantly to the cost of your project.

GET THE BUDGET WORK UNDERWAY

To ensure you’re on track and on budget, work closely with your designer or contractor to keep your project on schedule.

GET QUOTES BACK FROM CONTRACTORS

Look at the scope and the type of materials/fitters recommended by your designer. Most homeowners find that the quotes are over their budget, sometimes by a lot – but don’t just pick the lowest quote. Check that you’re happy with the quality and style of what’s being suggested, and that it’s compatible with your brief. Ask your designer to explain the scope and cost of the work, and ensure the quality of the work is up to your expectations.

GET DETAILED QUOTES FROM CONTRACTORS OR A ‘DESIGN & BUILD’ COMPANY

Get recommendations from your friends or family, and don’t forget to ask for references. Use licensed practitioners or registered contractors.

DO THE QUOTES MEET YOUR PLANNED BUDGET?

The rate of work may tail off towards the end of the project. Finish the small jobs that make your build feel complete.

GET FINISH YOUR ‘SNAG LIST’

Finish the building work. Get the final certificate of compliance and move back in.

FINISH YOUR ‘SNAG LIST’

The onus is on you to finish the work at the end of the project. If you’re not satisfied with the work, make sure you get the builder to complete it.

WHO’S RESPONSIBLE: