

# Six Questions to Ask by Michael Cameron

*In Victoria you must be licensed to carry out building works that are over the value of \$5000. And that's a good thing, but is it enough? We've all heard the horror stories, and for every one we hear, there are a dozen more that end up in legal disputes and VCAT mediation.*

It doesn't have to be like this. There are a number of questions you can ask to minimize your risk of becoming a horror story and ensure your home is professionally finished, completed on time and within budget. And choosing the right builder is crucial. So, who is the right builder? We've compiled a list of questions that consumers should ask potential builders to ensure that the builder they choose is the right builder for them.

## **Ask the builder for references.**

Ask for references that are for similar jobs in the local area that you can contact and view. Does the site look clean and tidy? Ask the client about their experiences with their builder.

## **Ask about other jobs they are working on?**

Does the builder specialise in projects that are similar to yours.

## **Ask how long it will take?**

Has the builder estimated a reasonable time to complete the project? Over and underestimating construction time could be an indication of an inexperienced builder.



## **Ask for any recent Building Awards?**

Builders that win industry awards are acknowledged by their peers for producing projects of a high caliber.

## **Ask for a detailed quote?**

Always ask for a detailed quote. And remember, apples are not always apples when it comes to building. You pay for what you get. Is the cheapest price really the best price?

## **And finally, Ask the Building Commission (1300 815 127)**

The Building Commission is a statutory authority that oversees the building control system in Victoria. Ask them about the builder.