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PRE BUILDING GUIDE

After receiving the detailed documents for your building project ...

- Check all the documents (building plans, Engineer's report, specifications) and refer any questions to the Designer or Engineer
Fill out and sign forms for Council
- Submit documents to your local Council and pay fees:
Follow up with Council (regarding your approval) after 2 weeks
- Call for quotes from at least 3 reputable builders:
Allow at least 3 weeks for quotes to be returned:
Set the same return date for all quotes
- Compare quotes carefully: check the value of PC items and unrealistically low tender prices:
Check the limit of your budget (allow for cost variations)
- Before you sign a contract be sure to check the builder's license and current insurances held by the builder
- See examples of the builder's work and talk to the builder's previous clients: a reputable builder will provide details
- Read the contract carefully before you sign it - seek expert advice if you need some clarity on the contract:
Be aware of your contractual obligations
- Develop a good relationship with the builder: speak to the builder promptly if you are dissatisfied with the builder at any stage – be polite but firm:
Keep a diary on any disputes with the builder
- Get written quotes on building variations before any work commences on the variations: allow in your budget for variations
- Have an independent inspector check the work if you have doubts about the builder's workmanship
- Building work (especially extensions) can be disruptive to the owners and delays can be annoying ... but the finished product is usually worth the wait and the temporary inconvenience