

## **CHOOSING THE RIGHT BUILDER – tips & traps!**

Choosing the right builder for your home renovation in Melbourne can be a daunting task. Here are some tips to help you make an informed decision:

1. Look for a licensed and insured builder. This will ensure that they are qualified to do the work and that you are protected in case of any accidents or damages.
2. Take a look at the builder's portfolio to get a sense of the type of work they do and their style. You can also ask for references from past clients to get an idea of their work quality and reliability.
3. Assess whether the builder is 'dirt cheap' and needs your deposit to move previous jobs along; being very cheap is a give-away about a builder on his last legs.
4. Make sure the builder you choose has availability to complete your project within your desired timeline. You don't want to hire someone who is already booked up for a year.
5. A good builder will be able to communicate effectively and clearly with you throughout the project. Make sure they are professional and responsive to your calls and emails and that you feel comfortable working with them.
6. Ask the builder about their process for completing the renovation. Make sure you understand their timeline, the materials they will use, and the steps they will take to ensure quality work.
7. Once you've chosen a builder, make sure to read the contract carefully before signing. Make sure all the details of the project are clearly spelled out and that you understand the terms and conditions.
8. Choose a builder that works well with architects and draftspeople; they need to work together as part of your team!
9. Make sure your builder has experience and testimonials with previous clients prepared to vouch for his great work!
10. Don't engage a 'jack of all trades' type builder; look for a builder that specialises in your type of project. E.g. Architecturally designed renovations.

By following these tips, you can choose a builder that will help you achieve your home renovation goals.

Amrod Developments is Melbourne's heritage builder of choice for renovation architects in the eastern suburbs.

Contact Rod, the director on 0433 553 843 for an obligation-free discussion on your home renovation plans or referral to a suitable architect to begin designing your project.

