

**CONTRACTS  
SPECIALIST**

**Your Ultimate Guide to Choosing the Right  
Builder in NSW:**

**Research, Assess, and Obtain  
References With Confidence!**



# Introduction

Building your dream home in New South Wales (NSW) is an exciting journey, but selecting the right builder is crucial to the success of your project. You want a builder who is not only qualified and experienced but also works within your budget to deliver a quality build at a fair price. In this printable guide, we provide a comprehensive pre-construction checklist to help you research and assess potential builders and obtain references, ensuring you make an informed decision when hiring a builder for your dream home.



# Research and Assess Potential Builders Checklist

Item No.	Task	Details/Considerations	Completed (✓)
1	Determine your budget	Establish a budget for the construction project, including building costs, professional fees, and a contingency fund for unexpected expenses.	
2	Compile a list of potential builders	Research local builders, check online reviews, and ask for recommendations from friends, family, and colleagues who have recently built homes.	
3	Verify builder qualifications	Ensure potential builders hold the necessary licenses and registrations as required by NSW regulations.	



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Item No.	Task	Details/Considerations	Completed (✓)
4	Assess builder experience	Check how long the builder has been in business, their portfolio of completed projects, and whether they have experience in building homes similar to yours.	
5	Obtain references	Request at least three references from each potential builder, preferably from recent clients with similar projects.	
6	Contact references	Speak to references about their experience with the builder, the quality of work, ability to meet deadlines, and communication skills.	



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Item No.	Task	Details/Considerations	Completed (✓)
7	Review builder portfolios	Evaluate the quality of work, craftsmanship, and design choices in the builder's portfolio of completed projects.	
8	Request detailed quotes	Obtain detailed quotes from potential builders that include a breakdown of costs, allowances, and a list of inclusions and exclusions.	
9	Compare quotes and value for money	Assess the competitiveness and fairness of each quote, considering the quality of materials, workmanship, and the builder's reputation.	



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Item No.	Task	Details/Considerations	Completed (✓)
10	Review contracts and warranty coverage	Ensure the contract clearly outlines the scope of work, payment terms, and includes a comprehensive warranty. <a href="#">Consult a lawyer</a> if necessary.	
11	Assess builder communication and rapport	Consider the builder's responsiveness, professionalism, and willingness to address your concerns throughout the selection process.	





## Conclusion

With our Research and Assess Potential Builders Checklist in hand, you are well-prepared to find the right builder for your dream home in NSW. By conducting thorough research and obtaining references, you can make an informed decision and embark on your construction project with confidence. Happy building!

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