

# THE BLACK BOOK CHECKLIST –

## Find the Right Builder





## Checklist: Due diligence to find the right builder

<p><b>1.</b> Speak to at least three professionals such as property managers and real estate agents to obtain recommendations on reputable, medium-sized builders in the area.</p>	<p>Notes:</p>
<p><b>2.</b> Find out how long the builder has been building in the area – aim for at least 10 years, as this demonstrates strong local knowledge and relationships with suppliers.</p>	<p>Notes:</p>
<p><b>3.</b> Create a shortlist of builders that are worth considering further.</p>	<p>Notes:</p>
<p><b>4.</b> Find out whether each builder on your shortlist is registered. If so, find out the builder's registration/licence number and whether there have been any penalties imposed on the builder.</p>	<p>Notes:</p>
<p><b>5.</b> Find out whether the builder builds the type of building you require to be built.</p>	<p>Notes:</p>
<p><b>6.</b> Ask whether the builder builds himself, or subcontracts all the work out.</p>	<p>Notes:</p>

<b>7.</b> Find out what industry association affiliations the builder is connected with.	Notes:
<b>8.</b> Undertake a Dun & Bradstreet search on each builder's business, particularly looking for defaults and bankruptcy.	Notes:
<b>9.</b> Contact the Housing Industry Association (HIA) and ask them for a list of any complaints about the builder and whether there have been any insurance claims against them for shoddy workmanship.	Notes:
<b>10.</b> Check out the builder and the building company's credit history.	Notes:
<b>11.</b> Find out if any suppliers to the builder have failed to supply goods and services to the builder.	Notes:
<b>12.</b> Do internet searches on the builder to uncover possible bad reviews on forums and/or bad media in the local newspapers.	Notes:

Additional comments