

# 5 STEPS TO CHOOSING THE RIGHT BUILDER



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**GIVEN THE TIME AND MONEY INVOLVED  
IN THE TYPICAL BUILDING PROJECT,  
IT'S ESSENTIAL THAT YOU SELECT  
THE RIGHT BUILDER FOR THE TASK.**



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## INTRODUCTION

In the following pages you will learn why it's worth laying the foundations for a good relationship with your builder – and how to do it well. We will take you through the steps that are essential when choosing a builder who is both; capable of managing your project from start to finish and that brings the industry knowledge and experience it takes to minimise risks associated with time, budget and most importantly meets your need.

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A HOUSE IS MADE  
OF WALLS AND  
BEAMS BUT A  
HOME IS BUILT  
WITH LOVE AND  
DREAMS.

# 1. KNOW WHEN TO APPROACH A BUILDER



It may seem logical if you're thinking of having construction work done to start by approaching a builder, but don't be too hasty. Builders are generally good at pricing once they know exactly what's required, but asking for a price before you have any drawings or detailed information about the project can easily end up in frustration on both sides. Approach builders once you have a set of drawings and a list of what will (and will not) be included. Otherwise, you may base the project on a figure that could be way off the eventual cost.

The more detail you can include, the more it will hasten the process.

Your 'To Do' list:

- Engage an architect or draftsman to create a concept and plans
- Have architectural & structural drawings approved and ready to submit
- Make sure when first approaching a builder to communicate your desired timeframe, budget & expectations

## 2. ASK THE RIGHT QUESTIONS

Questions are your answers. When choosing the right builder for your project, it's essential that you ask as many questions as possible. Your builder should be happy to discuss with you any concerns that you might have, and should be prepared to answer your questions. This way you get a clear idea of the organisation and how they operate.

Some great questions:

- How do you communicate from site to the operations team?
- What are your current safety procedures?
- What are the terms of progress claims & invoicing?
- Is there a project manager who will oversee the project from start to finish?
- Who is my best point of contact?
- How frequently will the time & budget be reviewed?

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IT TAKES BOTH  
SIDES TO BUILD  
A BRIDGE.

**Pro tip: Listen to your gut feeling. You can get a good idea of how professional a builder operates if he can answer these (or more...) questions with confidence and is happy to provide you with additional information if required.**

### 3. DO A REFERENCE CHECK



Word of mouth is a fantastic way of reaching a trusted builder. Reach out to family and friends that have used a builder before, check out their website or social media for references from past clients. Request a list of references and (see Step 2...) ask the right questions.

1. How did you find the attitude of the builder and the attitudes of their tradespeople?
2. How did you find the communication between them and yourself, were things fully explained?
3. How did you find the claim process? Were all charges explained to you?
4. How did you find the quality of the work?
5. If you were to build again would you use this builder? If so what would you change?

## 4. COMMUNICATION



The builder brings your dream and the architects design 'to life'. The only way to attain a high level of excellence is strong and effective communication between all stakeholders. By now, after following Step 1 - 3 you would have a good understanding on how the builder communicates and if you feel comfortable in the process.

**Pro tip:** Communication is like a puzzle. A puzzle involves the joining of pieces in the right order, to construct the correct picture. If the pieces don't fit, a picture can't be created or even the meaning of the picture and the expectations change completely. The same applies to the communication within a project, all stakeholders need to join their puzzle pieces in order to create the same project.

## 5. SHORTLIST & SELECT

When determining which builder to work with, it's a good idea to obtain different quotes. Always ensure that those quotes are for the same job and the same plans, as otherwise cost estimates will vary. If you're unfamiliar with what is an appropriate costing, you may wish to talk to a Quantity Surveyor, an individual who specialises in costing construction projects or access some great online resources such as the BMT Construction Calculator. (<https://www.bmtqs.com.au/construction-cost-calculator>)

In conclusion, when choosing a builder for your construction project, it's a good idea to be as informed as possible. Ask your builder some important questions about how the project will unfold and determine if you align with the values, communication systems and proposed estimate of construction that the company proposes.

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WE SHAPE OUR  
BUILDINGS;  
THEREAFTER  
THEY SHAPE US.

## CONCLUSION



The Ferris Building Team is responsible for bringing your project "to life" and is the team that you will see working hard on your build, everyday.

Our Build Team is committed to delivering the highest standards of communication, professionalism & technical expertise. From operations to our sites, our team develops a strong understanding of our clients and architects. It is our commitment to communication, collaboration & professionalism that results in the consistent production of high quality construction, personal satisfaction & enduring relationships.



# WHAT'S NEXT?

Get in contact! Just follow the steps above & see our detail below...



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THE WORK THAT WE DO IS A  
REFLECTION OF WHO WE ARE.