



Working with your builder

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Once you have been through the process of tendering with your builder and the contract is signed, you should also be well on the way to having a good working relationship with them.

The Supervisor

The builder will allocate a supervisor for your home construction. The supervisor will coordinate all the tradespeople needed to complete your job, and they will also be in charge of making sure that the work is carried out to schedule and to the right standards.

The supervisor will also be the person who will contact you to let you know how things are going, and to discuss any issues with you. Obviously, unpredictable things like bad weather will disrupt all building jobs, but it's still important that you are kept aware of progress. Your supervisor should ideally be in touch with you every week.

Variations

Any alterations to the selections or inclusions while your house is in construction will be a 'variation', so it's a good idea to discuss what you want or don't want to include before you sign the tender & contracts. Before the builder carries out any variations, you should make sure your request is properly documented and signed off.

Problems?

If you become concerned about anything or feel that there is a problem with your build, talk to the supervisor as soon as possible, on site. It's better to get things sorted out sooner rather than later.

Trust

By far the most important thing is to let the builder get on with the job, as planned. Building a house is both exciting and stressful, and it can be hard to be patient when all you want is to move in! Naturally, any unavoidable delays caused by things like bad weather or a supplier problem can be frustrating, but they are as frustrating for the builder as they are for you. If you trust your builder, you can trust that they are as keen to get the build finished as you are!

BetterBuilt Tips

- Get to know your supervisor – they are the ones who will keep you up to date with your build.
- If you want to make any changes to the specifications, discuss the options first with the builder.
- Make sure all your discussions with the supervisor and builder are documented – especially if you have asked for a variation.
- Contact your supervisor early if you have any concerns.
- Be sure that each stage of the project is completed before signing off on the relevant progress payment.
- Be patient with unavoidable delays – your builder is likely to be as frustrated, and as keen to be finished, as you are.

Useful Links



- www.homelife.com.au
[Home > Decorating > Living & Dining > How to work with builders](#)