



GILCON  
DESIGNER HOMES

# Top 10 Tips to Choosing the Right Builder



## 1 Make Sure Your Builder is Fully Licenced

Check on the NSW Fair Trading website to make sure that your builder has all the applicable licences to work on your build. An unlicensed builder is a risk to you and your project.

## 2 Check Out Their Previous Work

Ask the builder if you're able to see a portfolio and reviews. You can even ask local online community groups for reviews (and ask to be messaged in private for anything negative- you don't want to be responsible for a bad public review without the business having an opportunity to give their side of the story). Don't be afraid to ask questions about communication, sticking to budget etc).



## 3 Ask The Builder to Show You Similar Builds

You should definitely ask if the builder has anything similar that they've done previously. If their specialty is modern and boxy but you're after soft and whimsical, you need to know that they're able to do the job you want.

## 4 Check Out How Long They've Been in Business

Are they able to get the necessary Home Owners Warranty to complete your build?

## 5 Conduct a credit check to see

Does the builder stand up financially?

Do they have outstanding amounts owing to other contractors?

There are numerous websites that offer this service – both paid and free. It's vital to protect yourself and your investment.

## 6 Make Sure Your Builder Operates in Your Chosen Area

Don't make the mistake of going through the process of checking and hiring a great builder, only to discover they don't operate in your area.





## 7 Take Note of How Your Builder Communicates With You

Are they asking you questions?

Are they clarifying things?

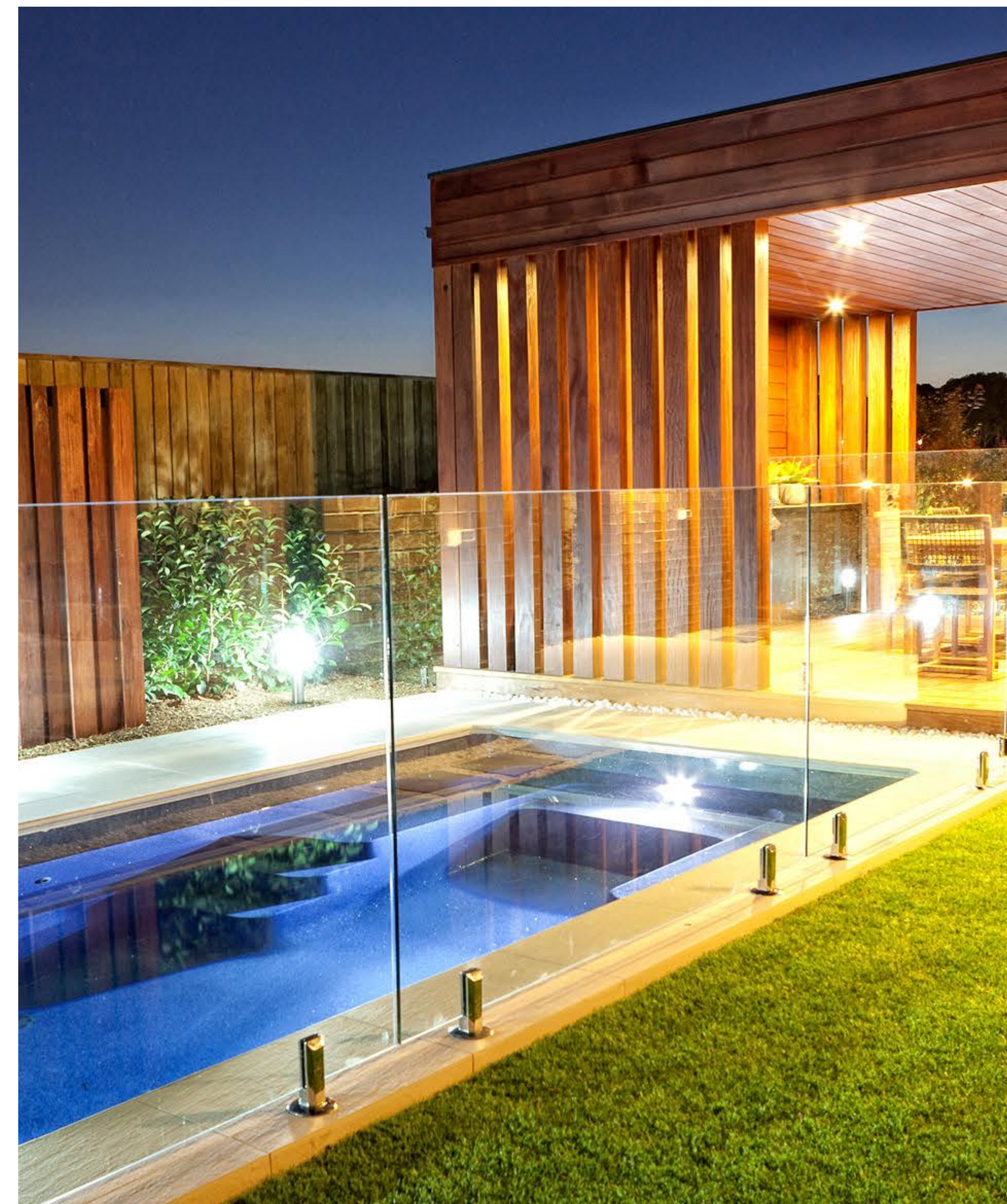
Are they giving you relevant and appropriate information?

They should be asking a ton of questions if they're going to fully understand and build your dream home.



## 8 Read the fine print.

Make sure you're fully aware of what's included in your quote and what isn't. The last thing you need is nasty surprises.



## 9 Get to know your builder.

Meet with your prospective builder a few times, and don't be afraid to ask questions:

- Ask about the building process?
- Who will be on site?
- Who will you be dealing with?
- Is there an after-hours number you can contact them on?
- What is the process if there are any problems with the project?

Once you get to know the builder you will feel more comfortable in making an accurate choice.



## 10 Go with your gut instinct

At the end of the day, we all tend to have an intuition about people. You may meet with someone who builds in your dream style, but you don't feel they'd value you as a customer. Or you might meet with someone who has great pricing, but the reviews aren't great.

Remember, this is going to be one of the biggest investments of your life. Make sure your builder is someone that ticks all of your boxes and you feel you can trust.





**At Gilcon Designer Homes, we build the homes people dream of.**

Founder and director, Kent Gilbert is committed to collaborating with you throughout the process; from design to the moment he hands you your keys.

Gilcon's proven reputation for expert craftsmanship, clear communication, and trusted advice makes building your home an enjoyable and rewarding experience every step of the way.



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No idea too big. No detail too small.

