

STRENGTH

GROUP

PRE-CONTRACT CHECKLIST

If you have not already done so, we highly suggest that you read our e-book **'8 Essential Things You Should Know Before Designing and Building Your Dream Home'** before reading the checklist.

However! If you are signing the contract with Strength Group, you can easily tick all the boxes - as we've got you!

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- 1) Does your builder hold a current builder's licence with the Victorian Building Authority?
 - 2) Does the licence cover the type of work included in the building contract?
 - 3) Does the name and number on the builder's licence match the name and number on the contract?
 - 4) Do they have a Work, Health and Safety system in place?
 - 5) Do they have a full list of exactly what is included for the agreed price, stated clearly in the contractual documents?
 - 6) Have you explored items that are not included that you will need to budget for separately in your contract?
 - 7) Does the contract clearly state a fixed contract price or is it a cost plus contract?
 - 8) Are Provisional or Prime Cost Sums where parts of the contract price are not known clearly stated?
 - 9) Is the deposit within the legal limits?
 - 10) Does the contract include a statement about the circumstances in which the contract may be terminated including the cooling-off period?

- 11) Does the contract include details of the progress payments payable under the contract?
- 12) Do you understand the procedure should you wish to make a variation to the contract?
- 13) Are you aware of the contractual grounds for the extension of time to the contract?
- 14) Are you aware of liquidated damages?
- 15) Are you aware who has responsibility to obtain council or other approvals for the works?
- 16) Do you understand when costs can be escalated according to the contract?
- 17) Has the contractor given you a copy of the Domestic Building Consumer guide, explain your rights and responsibilities under VIC's home building laws?
- 18) Do you know where to get more information including help to understand Victoria's home building laws?
- 19) Have you read your contract's Special Conditions and clearly understand them?
- 20) Are you aware of the deed of indemnity/guarantor provisions in the contract?

Most importantly, if a Builder wants you to sign a contract that you do not understand or has been explained to you in detail, then you should **not sign it**. The homeowner is always entitled to a copy of the contract once it has been signed and must be provided with a copy of the contract within five business days of it being signed.

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