

# GENERAL ADVICE ON BUILDING CONTRACTS

**Information to obtain when considering entering into a building contract, prior to signing any documents:**



**Registered business name and name of builder**



**Physical Address**



**Landline**



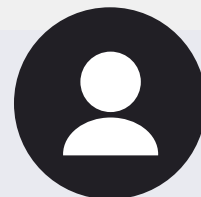
**Evidence of registration with the Victorian Building Authority**



**3 different quotes for the same plan**



**A copy of the certificate of currency for public liability insurance**



**Previous client reviews and testimonials**



**This information will be necessary if a dispute arises**



**Disputes are resolved through the Domestic Building Dispute Resolution Victoria (DBDRV).**

**IF THE BUILDING WORK IS MORE THAN \$5000, THE CONTRACT MUST CONTAIN:**

**1**

**The 'start' or how it will be determined. [Separate line] whether the builder needs any information from you before commencing.**

**2**

**Reasonable allowances for delays - s 32 Domestic Building Contracts Act 1995 (VIC). The contract must state how many days have been allowed for each type of delay.**

**3**

**The contract price – should include all costs including taxes, levies, local council charges**

**4**

**The builder must provide a copy of the Domestic Building Consumer Guide before you sign the contract**

**5**

**Clearly stated penalties for construction delays (liquidated damages)**

**6**

**A breakdown of the deposit and progress payments to be made**

**7**

**DO NOT USE the term 'practical completion'**

**8**

**A detailed description of the work**