



let's talk ABOUT IT

[WORDS / JON STEINER]

[PICTURES / CAREBUILD]

ONE OF THE FIRST AND MOST IMPORTANT DECISIONS YOU WILL MAKE ON YOUR RENOVATION PROJECT IS CHOOSING YOUR BUILDER.

Many simply go with the lowest quote, but Mike Lynch from Carebuild feels that people often underestimate the value of having a builder who communicates well. A good working relationship between builder and client is the key to a successful and stress-free project.

"A builder needs to listen to his or her client to gain a clear understanding of their vision," says Mike. "Builders should also be up-front about a realistic budget and able to explain things clearly so the client can make informed decisions."

Communication
is the key to
stress-free
renovating

Mike counsels against appointing a builder who tries to tell you what you

Builders
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want and how it's going to be done. "Homeowners should seek a builder who is open to new ideas in design and materials," he says. "The most successful projects are a collaborative effort, with the builder bringing in design skills and trade expertise and the client providing the vision and ideas." At Carebuild, Mike offers his prospective clients a free initial consultation in which they can discuss design and budget expectations. Mike then provides a written report outlining a rough budget, design plan and construction schedule so the homeowner has all the information they need to make an informed decision.

During the preconstruction phase, Mike holds regular meetings with his clients to define the scope of the work, select the finishes and detailing, and finalise the practical design and budget.

Once construction commences, he holds weekly site meetings where he has the opportunity to update the client on the project's progress and answer any questions they may have.

Most renovation horror stories revolve around the builder — either they didn't understand what the client wanted, didn't provide all the information the client needed to make decisions or didn't keep all the subcontractors in the loop — all leading to costly budget overruns and schedule blow-outs. Having someone you can talk to and trust in managing your project will take the stress out of your renovation and ensure that you get the results that you want.

For more information about Carebuild Renovations contact mike@carebuild.com.au 0411 343 837 or visit www.carebuild.com.au

