

## Domestic building contract review

Once you have chosen your builder, whether it be in relation to a new build, renovation of an existing residence, the addition of a deck or construction of a pool, the builder will provide you with a written building contract to be signed.

Before you sign your building contract, it is important that you are aware of your rights under the building contract and that you minimise any risks. For example, you should be aware of any clauses that result in an increase in costs to you. In Queensland, domestic building contracts are required to comply with Schedule 1B of the Queensland Building & Construction Commission Act and you as the owner have the benefit of the QBCC's Home Warranty Scheme.

### Fixed Contract Review

We offer 2 different types of fixed price options to review your building contract.

SERVICE	DETAILS	PRICE
SCOPE 1 Verbal Advice	<ol style="list-style-type: none"><li>1. review of your building contract including the schedules, special conditions and annexures;</li><li>2. carry out a QBCC Licence search of the builder and consider any impact it may have on your contract;</li><li>3. 1-hour meeting or telephone conversation with you to discuss your project and obtain further instructions where necessary and provide verbal recommendations and advice</li></ol>	\$990.00 <sup>#</sup>
SCOPE 2 Written Advice	<ol style="list-style-type: none"><li>1. review of your building contract including the schedules, special conditions and annexures;</li><li>2. carry out a QBCC Licence search of the builder and consider any impact it may have on your contract</li><li>3. 1-hour meeting or telephone conversation with you to discuss your project and obtain further instructions where necessary;</li><li>4. provide a written advice on the building contract and a schedule of recommended amendments.</li></ol>	\$1,650 <sup>#</sup>

<sup>#</sup> The above fixed price is subject to the following conditions:

### Conditions

- That the contract being reviewed is based on a current version standard form building contract issued by the Queensland Master Builders' Association (MBAQ) Housing Industry Australian (HIA), Queensland Building and Construction Commission (QBCC) or Swimming Pool and Spas Association Inc (SPASA).
- That you are a resident homeowner. In the event that you are a non-resident homeowner an additional fee of \$880 will be applicable for advice on the BICPA) – (if requested).
- We do not provide technical advice on the plans, specifications or the build-ability of the residence. We can refer you to a professional building expert for such advice.
- The above price is subject to the terms of our costs agreement and disclosure notice.
- The fixed fee amount is required to be placed into our Legal Practice Trust Account prior to commencing work on your matter.

### How to proceed

In the event that you wish to have your building contract reviewed by us:

1. email [aleisha@constructlaw.com.au](mailto:aleisha@constructlaw.com.au) the following details:
  - a. your full name and contact details;
  - b. the name of the builder (including ACN and QBCC licence number);
  - c. the property address;
  - d. the type of contract (ie QBCC, HIA, QMBA, SPASA or other) and the type of works;
  - e. proposed contract price.
2. we will email you back and confirm whether we have a conflict of interest and if not, we will request a copy of the building contract documentation via email or delivery to our office;
3. we will prepare and email to you our costs agreement and disclosure notice and request that you deposit the fixed fee amount into our trust account to be held on your behalf for our future costs and outlays;
4. sign and return our costs agreement and disclosure notice and deposit money into our trust account;
5. we will then review your building contract and arrange a meeting for you to attend our office to discuss the recommended amendments and shortly after provide you with the written advice.