



The Ultimate Checklist for Finding Good Builders in Perth

Use this checklist to assess any home builder in Perth. Tick each box as you verify details. Bring it to meetings and site visits to ensure you cover all essential requirements before signing a contract.

Pre-Contact Checks

- ☐ Verify WA licence/registration using the WA Government Online Licence Search.
- ☐ Review recent Google and ProductReview feedback (focus on the past 12–24 months).
- ☐ Confirm ABN via ABR Lookup
- ☐ Ensure they hold Home Indemnity Insurance + public liability insurance

First-Contact / Interview Checks

- ☐ Request 3 recent local references
- ☐ Visit at least one active job site
- ☐ Review a sample fixed-price contract (clear inclusions list)
- ☐ Ask for a realistic timeline with milestones + delay-management terms
- ☐ Confirm who manages subcontractors and that they're licensed & insured.

Financial & Contract Checks

- ☐ Ensure the deposit is no more than 6.5% under WA legislation.
- ☐ All provisional sums & variations require written approval.
- ☐ Ask how your funds are protected in case of builder insolvency (retention funds or bank guarantees).

Quality, Compliance & Aftercare

- ☐ Receive a full specification list (brands, materials, warranties)
- ☐ Confirm builder handles council approvals + BCA compliance
- ☐ Ask about the defects liability period
- ☐ Understand the practical completion inspection process.

12 Essential Questions to Ask Before Hiring a Home Builder in Perth

- 1) What is your WA builder licence number, and where can I verify it?
- 2) How long have you been building homes, and how many similar projects have you completed?
- 3) Can you provide three recent local references, and may I visit an active job site?
- 4) Is this a true fixed-price contract, and can I see a detailed inclusions list?
- 5) Who manages your subcontractors, and how do you select and vet them?
- 6) How will you communicate updates and progress throughout the build?
- 7) How long will my home build take, including approvals, construction stages and final handover?
- 8) What warranties and insurances do you provide, including Home Indemnity and public liability?
- 9) How many active projects are you working on right now, and can you show similar completed builds?
- 10) What is your process for handling variations or changes after the contract is signed?
- 11) What after-care or post-completion support do you provide?
- 12) How do you manage disputes, defects or issues after handover?

Ready to build with confidence?

Choose **PDCD Homes** — **Perth's trusted home builders** for quality, transparency, and on-time delivery. Contact us today to turn your vision into a beautifully built, WA-compliant home.

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