

## FACTSHEET 4 - SIGNING YOUR BUILDING CONTRACT

A building contract protects your interests and sets out your rights and obligations. It also details exactly what work will be done. Here are some of the common questions our customers have asked. These may help you as you move through this step.



### What should a builder's contract include?

A builder's contract should include the following:

- the name and address of both you and your builder
- a full description of the work, including materials and products to be used
- a statement that the building contractor is responsible for making sure that building work meets Building Code requirements
- dates when the work will start and be completed
- warranties detailing what is covered and for how long, and
- information about how any disputes will be resolved.

### Why do I need a builder's contract – shouldn't you just take care of that?

A written contract protects your interests and sets out your rights and obligations. Although we will fund your reinstatement, the contract is between you and the builder.

### Who signs the building contract?

Only you and the builder sign the contract.

### I have read the contract but have some questions, what should I do?

List any questions you have. Your Rebuild Solution Manager and builder will meet with you to work through each question and ensure you fully understand the contract prior to it being signed. You may also want to get independent advice from a friend, family member, lawyer or other professional adviser.

### How long do I have the contract for before I need to sign it?

Your Rebuild Solution Manager and builder will give you a draft copy of the contract to take away and consider. You can ask for as much time as you need to do this. Once the contract is signed, the next step in your reinstatement gets underway. This means the builder prepares and submits building consent documents to your local Council. Once they have consent, the builder can get started.

### What if I am managing my own building work?

If you are managing your own building work, we will not be involved in any contract or contractual obligations between you and your builder.

### WHAT DO I NEED TO DO RIGHT NOW?

- Ask your Rebuild Solution Manager or builder what your building contract is likely to include so you understand ahead of time what you will be signing.

### WHO CAN HELP ME?

Your **Rebuild Solution Manager** and **builder** will work through the contract with you.

Your **lawyer or other professional adviser**, will be able to assist if you wish to seek independent legal advice prior to signing the contract.

