

Up Loans Launceston Pty Ltd  
36 Brisbane Street  
Launceston, TAS, 7250  
Ph: 03 6331 5518



hello@uploans.com.au  
www.uploans.com.au

### Up Loans – Recommended questions to ask your builder

1. Approximate cost to build the house I want:        \$ \_\_\_\_\_
  
2. What is the turnaround time from them being appointed as builder to having a fixed price building contract or quote with stages, plans and inclusions?
  
3. If you want to meet any time frames for grant funds etc, be sure you have discussed this with your builder and have checked your own eligibility.
  
4. Does your builder identify any issues with your block / concerns that may lead to extra cost?
  
5. What is the initial cost to have your builder start working with you and developing plans etc?  
\$ \_\_\_\_\_
  
6. What does this first payment cover:  
Soil test:                                Yes / No, allow an extra: \$ \_\_\_\_\_  
Engineers costs:                        Yes / No, allow an extra: \$ \_\_\_\_\_  
Council approvals:                      Yes / No, allow an extra: \$ \_\_\_\_\_  
Plans:                                        Yes / No, allow an extra: \$ \_\_\_\_\_
  
7. What is the up front deposit required prior to commencing the build:  
\$ \_\_\_\_\_ which is payable  
  
After council approval. OR on the following date \_\_\_\_\_ (circle one)  
  
*(note: if your deposit is payable prior to council approval the bank will NOT typically fund this so you will need to have a way to pay this prior to your bank funds coming through)*
  
8. What does your building quote NOT cover?  
  
Driveways?                                Yes included / No – you need to save up for  
Landscaping?                              Yes included / No – you need to save up for  
Curtains/blinds?                         Yes included / No – you need to save up for  
Fencing?                                    Yes included / No – you need to save up for  
Other:                                        \_\_\_\_\_

Up Loans recommends you read [www.uploans.com.au/stage1](http://www.uploans.com.au/stage1) (all 5 stages of our home building guide) in full prior to purchasing land or commencing discussions with your builder. This handout is provided as a helpful guide – not a definitive one. Please provide this sheet to your broker.