

21 questions to ask your
builder *before* you accept
your tender.

Build a *you* home.

Build *your* dream home.

Building your home is one of the biggest investments in your life, and deciding on a builder is one of the most important steps in your building journey.

There are many factors you need to consider around:

- trust
- open communication
- the flexibility to make your own choices and
- the worry of any hidden costs

If you are considering a knockdown rebuild or building a new home, we have handpicked some questions that you should ask your builder before you accept your tender.

You want to be completely comfortable with your final choice. By asking the right questions, it could potentially save you thousands of dollars and a lot of heartache.

THE HALL & HART TEAM

Build a *you* home.



Custom built homes,
without the custom build price.



Chelsea Hamptons

1 Are you a licensed builder?

Yes. This is the first question you need to ask before choosing a builder. Surprisingly, some people decide to go with an unlicensed builder to save money. The results can be disastrous. A simple search on the Internet will allow you to check their licence.

2 Do you have Home Owners Warranty Insurance?

Yes. Your builder must issue you a Certificate of Currency for Home Owners Warranty Insurance before you start construction. This covers you for financial loss should the builder become insolvent, either during or after construction.

3 How experienced are you at knockdown rebuilds?

Many builders claim to “specialise in knockdown rebuilds”, but the fact is, more than 75% of our projects are knockdown rebuilds, Sydney wide.

4 What investigations are carried out for the Tender?

- Contour Survey
- Section 149 Certificate
- Soil Test
- Site & Floor Plan
- Compliance Check

5 How long does it take to receive my Tender?

4 weeks.

6 How long does it take to receive my final Plans?

6 – 8 weeks.

7 What is your contracted build time? Have you ever exceeded the contracted period to build a home?

We allow 6 - 9 months for Pre Construction, (timings are highly dependent on your council) and 6 - 7 months to build your home. No, to date we have never exceeded the contracted build time.

8 How many homes do your Construction Supervisors manage at any given time?

Our Construction Supervisors only manage up to 10 builds at any one time to ensure each client gets the maximum quality of build.

9 Do you thermally wrap the homes as standard?

Yes. We believe in the value of wrapping the house in CSR Thermoseal wall wrap which provides many benefits to your new construction. You can find more information here: <https://www.youtube.com/watch?v=BTGVHg0Y18c>

10 How big is your standard brick selection?

With our Designer Living Inclusions, you are entitled to choose from a large range of bricks from our supplier, Austral Bricks

11 Are your appliances, fixtures and fittings known brands? Do you provide the model numbers?

Yes. We only use high quality, premium brands and the model numbers are shown in our inclusions list. You can be rest assured that you will get what you are promised – see our list of suppliers below:

- Accent Carpets
- Alder
- Austral Bricks
- Beaumont Tiles
- BlueScope
- Caroma
- Clark
- Clipsal
- Colorbond
- Corinthian Doors
- Daikin
- Dynamic Garage Doors
- Easy Craft
- Gainsborough
- Genneral Stairs
- Gyprock
- Hyne Timber
- Monier
- Polytec
- Rinnai
- Silestone
- Smeg (appliances)
- Steel Builders
- Stegbar
- Taubmans
- Westinghouse
- Wideline
- Winning Appliances

12 Is the alfresco and patio tiled?

Yes you can select from a large range of tiles from within our Designer Living Inclusions.

13 Do you provide downlights as standard?

Yes. We provide 12 as part of our Designer Living Inclusions Range.

14 Do you build on sloping blocks?

Yes, however this will be subject to each individual site being reviewed by our team and the council requirements.

15 What parts of the contract do not have a fixed price?

Rock removal and traffic control are the only two costs that we don't fix in your building contract.

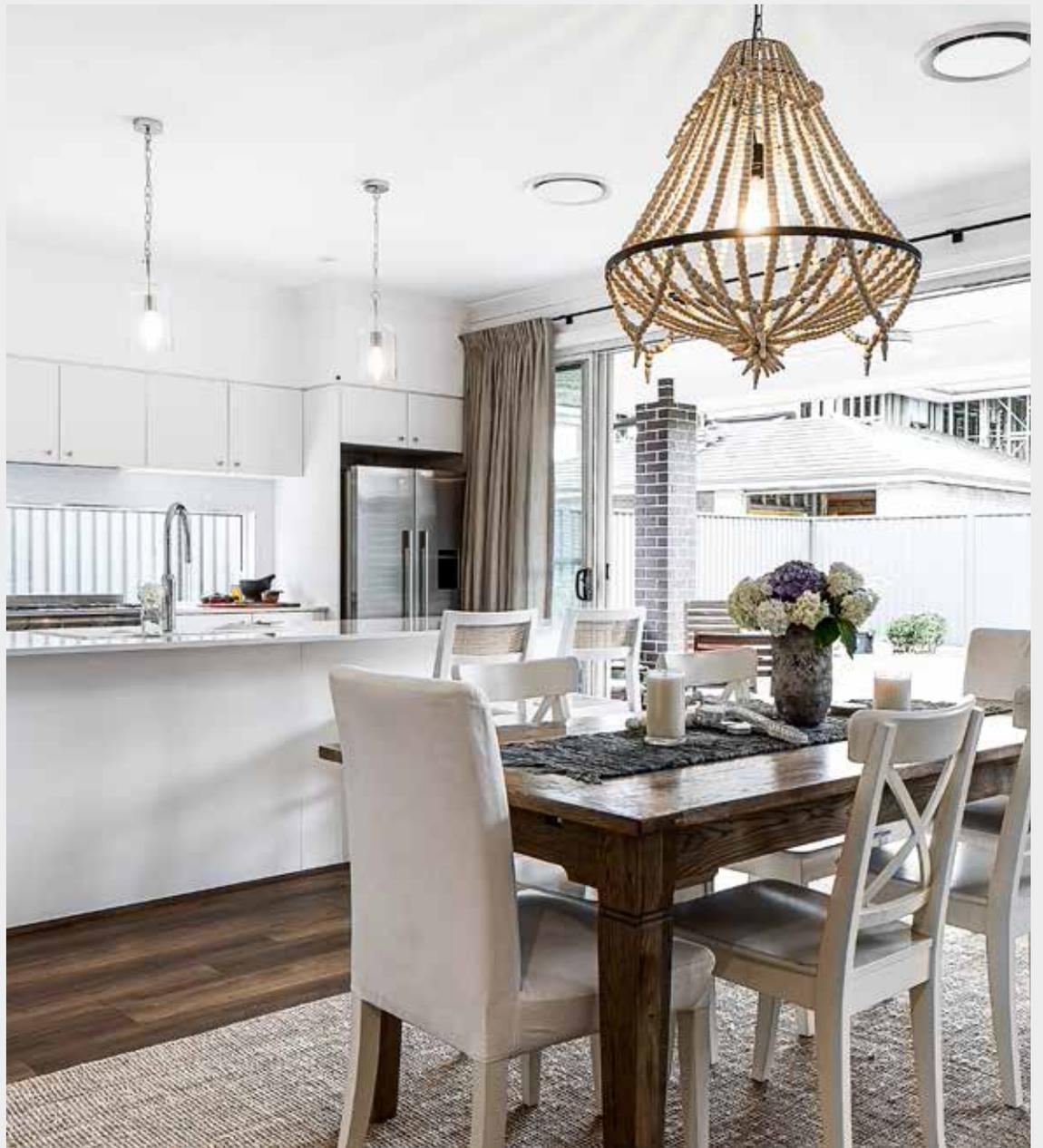
16 How flexible are you regarding changes to the design?

Extremely. We tailor our plans to suit your needs. You become part of our team, so together we can build the home you want. We stand for custom built homes, without the custom build price.



Elyse Hamptons





Build a *you* home.

Hall & Hart
HOMES

Visit our display homes at
HomeWorld V, Burns Road, Kellyville NSW 2155
HomeWorld, 5 Ellison Street, Marsden Park NSW 2765
Open everyday from 10am to 5pm

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