

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 Premium Inclusions, you are entitled to choose from a large range of bricks from our suppliers

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 premium suppliers below:

- Smeg (appliances)
- Silestone
- Clark
- Dorf
- Caroma
- Rinnai
- Decina
- Beaumont Tiles
- Stylus
- Taubmans
- Dynamic Garage Doors
- Corinthian Doors
- Gainsborough
- Monier
- Colorbond
- Wideline
- Austral Bricks
- Hyne Timber

12 Is the alfresco and patio tiled as standard?

Yes. We won't leave you with an unfinished brushed concrete porch and alfresco, when you build with Hall & Hart Homes we complete the entire job and tile your porch and alfresco with your choice from our large range of tiles.

13 Do you provide downlights as standard?

Yes. We provide 12 as part of our Premium 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.

17 Can I access my home during the construction period?

Yes. Your Construction Supervisor provides weekly updates to ensure you are fully informed on progress and organises site visits at every progress claim.

18 Would you build my own approved plans?

Yes. We can build your council approved plans – subject to our review.

19 Do you build in HEBEL?

We can build in Hebel if you want to take advantage of the insulation and soundproofing qualities of the Hebel product.

20 What don't you do?

We pride ourselves in the quality of our homes and can complete every item inside the home to the specifications you select. We do offer driveways however, we tend to leave the remainder of the landscaping requirements for you to source directly.

Pools – you will need to arrange independently with a pool company. We will need to be notified as early as possible as it will need to be coordinated during pre-construction and construction.

Demolition and Landscaping – we can provide a list of companies that have been used in the past by previous clients to assist you if you have trouble sourcing your own.

21 When do I sign my contract?

At Hall & Hart Homes we want to ensure we are giving you the true cost of building your dream home, which is why you will sign your contract AFTER your plans have been approved by council and AFTER we issue your home owners warranty and construction certificate.

Check with other builders, as you may find you sign your contract once you have paid a 20% deposit, only to find your plans are not compliant with council. You are then faced with the costly exercise of paying for new plans and/or losing your deposit.



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Hall & Hart
HOMES

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