

## COMMONLY ASKED QUESTIONS

**Q1. BEFORE I BUILD, I NEED TO FIND LAND TO BUILD ON. CAN YOU HELP WITH THAT?**

Yes, we can refer you to some local agents who have new land sites or whom may have suitable property to knock down and rebuild.

**Q2. DO YOU HAVE DESIGNS TO SUIT MY BLOCK OF LAND?**

Yes, we have designs to get you started for:

- Single storey
- Double storey
- Split level
- Duplex designs
- Granny flats

**Q3. DO I NEED TO APPLY TO THE COUNCIL FOR APPROVAL TO BUILD OR DO YOU DO THAT?**

We can prepare your plans and accompanying paperwork to submit to council or a certifier.

**Q4. HOW LONG WILL A BUILD TAKE?**

This depends on the complexity of the design but as a guide approximately 210 build days not including weekends or holidays.

The build time starts from the day of excavation.

Single storey builds take approx. 8 months.

Double storey builds take 10.5 – 12 months.

**Q5. WHAT IS UNREGISTERED LAND?**

This is land that is part of a subdivision and is divided into individual lots. Subdivision works must be approved by council for each individual lot to be registered. Once council approve all/utility connections in the subdivision, the lots are titled with NSW Land Registry.

**Q6. WHAT IS REGISTERED LAND?**

Registered land means your block has been titled with NSW Land Registry and is ready to be built on (subject to approvals).

**Q7. WHAT IS STAMP DUTY?**

Stamp duty is revenue levied by the state government, and is applied to the purchase of property. The amount of stamp duty you pay will vary depending on the value of the property and is determined by your state's government.

**Q8. HOW WILL I KNOW WHAT IS HAPPENING WITH MY HOUSE DURING CONSTRUCTION?**

When you build with Hills Build Sydney you will be invited to visit the site with the builder at each stage to keep you up to date.

**Q9. CAN AMENDMENTS BE MADE TO THE HOME DESIGNS TO SUIT MY BLOCK?**

Yes, we customise our plans to suit your block and specific needs.

**Q10. WHAT ABOUT CHANGES AND UPGRADES?**

Hills Build Sydney pride themselves on options to ensure your home becomes a space you can truly call your own. This is why our designs can be customised to suit your needs.

**Q11. DOES YOUR COMPANY DO KNOCKDOWN REBUILDS?**

Yes, we specialise in knock down rebuilds and have extensive knowledge of the local areas.

**Q12. CAN I COME TO YOU TO JUST BUILD A GRANNY FLAT ON MY BLOCK ?**

Yes, we can help you out with that and we have a few different floor plans to choose from.

**Q13. WHEN ARE PROGRESS PAYMENTS MADE?**

Progress payments are made at intervals during the construction. Depending on the size and duration of the project, this will depend on how many and at what stage each progress payment is made. Progress intervals and the percentage of each progress payment are outlined in detail in your contract.

**Q14. WHAT IS A VARIATION?**

Variations are when, after signing the contract, the client requests additional work to the project that will have an impact on the contract sum. Council or another regulatory authority could request for unforeseen works or changes that may impact the contract sum.

**Q15. WHAT IS HOMEOWNERS WARRANTY INSURANCE AND WHAT DOES IT COVER?**

Homeowners Warranty Insurance is insurance a builder must take out to cover the homeowner for all projects valued at \$20,000 or more. The cover can be claimed for six years from the date of job completion for major defects.

**Q16. ARE YOU A MEMBER OF AN INDUSTRY ASSOCIATION?**

Yes we are a member of the Housing Industry Association NSW (HIA).

**Q17. WHAT AREAS DO YOU WORK IN?**

We work across the greater Sydney metropolitan region.

**Do you have more questions?**

If you have additional questions, then please reach out to us. You can either ask us your question at [hello@hillsbuildsydney.com.au](mailto:hello@hillsbuildsydney.com.au) or you can call us on +61 28605 3156.

We look forward to speaking with you then.

**Hills Build Sydney Team**