

2 1 questions to ask your builder before you accept your tender.

## 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.



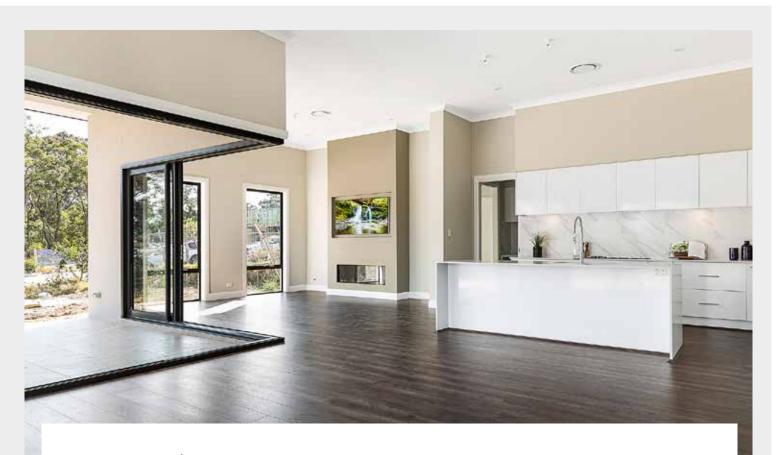




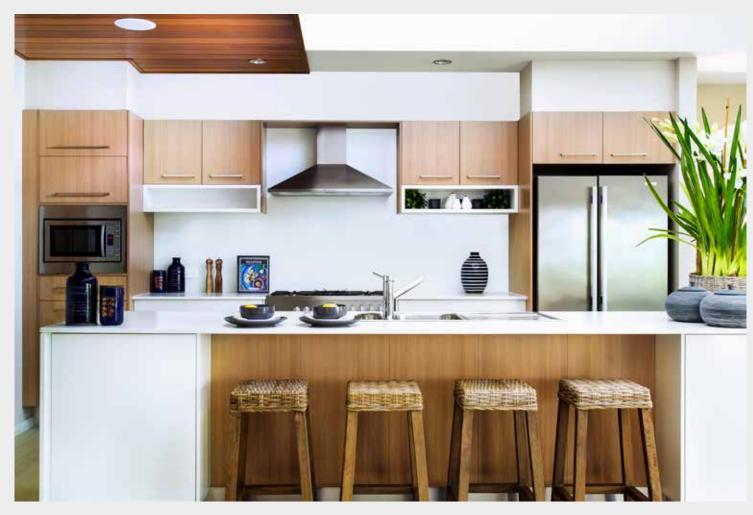
| My Notes |  |  |
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| QUESTIONS TO ASK   | HALL & HART HOMES   | OTHER BUILDER |
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| Are your appliances, fixtures and fittings known brands? Do you provide the model numbers? | Yes. We only use high 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.  |               |

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|--------------------------------|--|---------------|
| 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 loosing your deposit  | i             |
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## My Notes...









## Build a you home.

Hall & Hart

Visit our display homes at HomeWorld V Burns Road, Kellyville NSW 2155 | Open everyday from 10am to 5pm hallharthomes.com.au | 02 8662 0037

DISCLAIMER: Images in this brochure may depict homes from other Hall & Hart Homes design range. Some images may depict fixtures, fittings and features not supplied by Hall & Hart Homes. Images may also depict option variations to the house which are not included in this package and incur additional charges. References to block size are based upon a standard vacant block which is up to 700m2 with up to 1m fa II across the block. "M" class soil classification, all new services within boundaries, garage setback up to 5.5m from front boundary, even cut and fill. Knockdown rebuild block may require additional work which will incur additional costs. Hall & Hart Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safety due to Hall & Hart Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Hall & Hart Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights. All service connections are to be within property boundary and additional costs will apply for longer runs. VERSION 2