

**REIMAGINE.  
REBUILD.**

## Frequently Asked Questions

### **Q. Why choose Rawson Homes?**

Building with Rawson Homes means building a home fit for your unique lifestyle, and over the last 40 years we have continuously refined our process and expanded our home design range. One thing that hasn't changed is our commitment to quality, from the big picture through to the finishing touches. Our team of knockdown rebuild specialists have local market knowledge and are on hand to help guide you through the process.

Most importantly, we spend the time to get to know you, your site and your needs in order to bring your vision to life. It's the time we invest up front with you that sets us apart and makes the difference

### **Q. Will the block be inspected by the builder prior to tender to ensure it is suitable to build the kind of home you want on it?**

Our team visit every site to ensure that the site orientation, access, and other matters are all evaluated prior to tender. Every building site is unique and a number of factors must be reviewed and addressed prior to deposit. The site can affect your lifestyle & home design choices.

### **Q. Do I have the ability to modify to a plan I like?**

Our knockdown rebuild specialists perform a design service which enables you to make changes to fit the needs of your family and your site. Thus ensuring your new home is complete with the additions that meet the wants of your lifestyle. We have a vast range of home designs, floor plans and facades to suit your needs, your lifestyle and your site.

We will provide you with the best advice and ensure that all considerations have been addressed during the design process such as:

- Views
- Orientation : North, South, East, West etc
- Site levels, gradients etc
- Neighbours
- Private areas & their locations
- Optimising of your site.
- Meeting statutory requirements.

### **Q. Can Rawson Homes undertake my demolition?**

The demolition process includes the removal of any existing structures on your home site, including home, old footings, service pipes, asbestos, shrubs, retaining walls, sheds, concreting and paths. Rawson Homes work with accredited demolition companies across all regions.

We can project manage this on your behalf as part of the knockdown process, including securing a demolition permit and can include all allowances for costs within your tender up front. If trees are to be removed, the property owner must provide an arborists report prior to the lodgement of the Development Application to Council. Any costs that may be required as a result of the report will be added to the tender.

We include the things that others don't talk about and you would not think to ask: temporary fencing, water meter protection, site toilets, traffic management, installation of Tiger Tails (prevention of electrical accidents), to ensure that project runs smoothly.

### **Q. Can I Undertake my own demolition?**

Should you wish to undertake your own demolition, the property owner will need to secure the services of a demolition expert to provide demolition and removal of existing dwelling and any outbuilds including demolition application. This includes all asbestos sheeting and clearing to site of old footings, service pipes, trees, shrubs, all retaining walls and on-site driveway.

Prior to Rawson Homes commencing on site, the property owner will need to provide: A clearance certificate to ensure that the site is clear of any hazardous materials; and Services Disconnection Certificate (Gas & Electricity).

### **Q. | What if I have a pool that I want to maintain?**

As the property owner, you must install and maintain, for the duration of the construction, a temporary safety fence around the entire perimeter of the pool (minimum of 1.8 metres in height).

For safety purposes, this fencing must be fully secured with child proof locking devices at any entry points. An additional 900mm clear area at the perimeter of the fence must be clear of climbable objects (including but not limited to trees and fence rails). The pool must also have a cover that is designed to withstand likely impact and static loads (minimum of 225kg SWL) and it must be fixed to prevent any weather erosion, dislodgement or accidental removal.

All due care will be given by Rawson Homes and associated contractors, but no responsibility taken, for any possible damage to the pool and the surrounding infrastructure.

**REIMAGINE.  
REBUILD.**

## Frequently Asked Questions

### **Q. Why do demolition costs vary and why are provisional allowances made?**

There are many variables in a knockdown rebuild project, including access to the site, proximity of surrounding homes or buildings, slope and site conditions, location of services and connections, trees on the site.

visits the site and provides a fixed price where possible. At Rawson Homes, we will provide you with a complete tender for rebuilding your home, complete with clearly identified provisional allowances for any items that are dependent upon final house plan drawings, engineer reports and soil tests. Depending upon the proximity of other homes or buildings to your site, we may also need traffic management during certain phases of construction (this may require redirection or control of traffic flow). Note: Sewer & Stormwater are provisional allowances in a KDR tender. A hydraulic design is done and our engineer visits the site and provides a fixed price where possible.

At Rawson Homes, we're completely upfront about everything included in your tender, and we take the time to explain everything in detail for your peace of mind.

### **Q. | Why do I need a soil test, survey and Section 149 Planning Certificate?**

Rawson Homes endeavours to provide you with the most complete tender possible on your home. We undertake a soil test to thoroughly understand your site's composition and determine what lies beneath the surface. Once a soil test has been completed foundations can be designed and priced accurately.

Similarly, site surveys must be thoroughly assessed to determine the fall of your block and gauge the soil type and design the right foundation and slab for your home. Our site surveys will result in a drawing of your home showing the slope of your land (fall), all service connection points and easements, as well as any existing features (including trees).

A Section 149 planning certificate provides information on how a property may be used and the restrictions that apply to development (that may impact site development and site costs), these include (but not limited to) the zoning of your property, relevant planning controls, subdivision history, easements, and whether your land is flood or bushfire prone. A Section 149 planning certificate provides more certainty in your tender process and for complying

development applications.

### **Q. | Are there specific requirements or restrictions which I should be aware of?**

Each area and their specified council can vary in their requirements, restrictions, covenants, council standards, etc. Even set back boundaries can affect a design and its suitability to your site.

You want to work with a builder that has a good relationship and understanding of your local area and council requirements. Rawson Homes have worked hard to garner a good understanding of all areas and their councils across NSW and the ACT.

### **Q. | What are my next steps?**

Visit one of our display homes and be inspired by our large range of home designs and facades. Don't forget to ask us about our new Custom Collections that are designed so you can save on the things you don't need and invest in the things you do.

Book your appointment today with a Rawson Homes KDR Specialist on 1300 223 345.

### **Q. | What do I need to bring along to my appointment?**

In making your appointment, we advise that you bring the following to your appointment to get the most value:

- Copy of the title to your land.
- Preferred home design inspiration and any ideas you have on floor plans and façades to suit your needs and style.
- Indication of your budget and any pre-approval limits.

Visit our website or display homes or KDR virtual reality centres for details.

[rawsonhomes.com.au](http://rawsonhomes.com.au) | 1300 223 345

Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841