

## COMMON BUILDING QUOTE TERMS

- 1 Squares and square metres:** Unit of measurement builders use - usually square or square metres - 1 square is 9.29 square metres.
- 2 Full Turnkey:** means everything is included to the point where you can simply collect the keys and move in upon completion. Full turnkey inclusions are such things as front and rear landscaping, driveway, fencing, letterbox, clothesline, cooling and blinds.
- 3 Facade:** the front of the home. Often interchangeable and gives the home a certain style or look.
- 4 Base price:** essentially the price to build a particular home design with that builder's standard specification... otherwise known as standard inclusions. It would usually exclude site costs, estate requirements and obviously additional promotions and upgrades selected by you.
- 5 Site costs:** Refers to items related to the specific site the home is going to be built on such as the foundation, plumbing for water, storm water and sewer. Can also include items like retaining walls, and temp fencing, the list goes on.
  - Fall:** Fall represents the levels or difference in height across your land. If your block is higher at the back than the front for example, that would mean the fall is back to front. The higher the fall, the higher the site costs.
  - Fill:** Fill is when additional soil has been added to the block on top of the established surface level (or the original ground or earth level). When there is fill present, you can expect site costs to increase as it is more likely that a builder will need to provide piling to your foundation.
  - Piling:** essentially concrete poles connected to your slab that go further into the ground to better protect the foundation of your home.
  - Retaining walls:** mostly timber sleepers/sections installed against another block to retain or hold back the soil from the neighbouring block.
- 6 Soil classification:** determines the level of foundational support (site costs) your home will need. The most common classifications are:
  - M Class** - Moderately reactive clay sites which can experience moderate ground movement.
  - H Class** - Highly reactive clay sites, experience high ground movement.
  - P Class** - Problematic sites which can have similar conditions to the last 5 soil classes with soft or subsiding soils, landslips, mine sites, soil subject to erosion, demolition site etc.
- 7 Estate covenants/requirements/guidelines:** Could be a land term also, but essentially a set of conditions that you need to apply by when constructing your home. It can be related to the siting of the home, finishes of the home, specific structural design features, garden layout and planting, driveway layout and material and so on.
- 8 Building surveyor:** Is appointed to oversee the compliance of the home with relation to getting a building permit and the construction of the home to ensure it meets the relevant Australian standards and construction code.
- 9 Building inspector (private building consultant):** An independent inspector who the customer appoints to check the workmanship of the builder. They will consider the relevant standards, however will often consider cosmetic items also which are not covered by the standard. They would usually complete a comprehensive report for the home owner to discuss with their builder. Not all items are required to be addressed by the builder.
- 10 Price protection period:** the time allowed by the builder to get the home to site and begin construction without any additional cost. This can vary from builder to builder from 6 months to 18 months, but once you reach the completion of the price protection period, the builder will then usually apply a monthly contingency amount thereafter.
- 11 Contingency:** A predetermined monthly figure a builder applies in the event your land is delayed. A builder provides a price to you today based on the proposed site start timing of your build - and factoring in the costs and proposed increases to trades and suppliers during this period. In the event your land is delayed though, there will likely be additional price that builder will incur from trades and suppliers, so essentially the contingency is just a fixed amount designed to help cover those increases.
- 12 Wall-on-boundary or zero lot line:** This is when a brick wall is literally built on the boundary of your block. In most cases, a garage is setback 200mm off a boundary - which allows for the space required by a normal gutter to hang out as such. A garage can be built on a zero lot (on the boundary), 200mm off the boundary, or 1m plus. It cannot be built 500mm for example. In the event a builder may choose to build the house right on the boundary (maybe due to block size for example), in that case they would then lift the gutter up to build it on top of the wall so to speak.
- 13 Orientation:** The direction which the home faces. Eg North facing. This can impact the sunlight getting into the home, which in turn can impact the energy rating.