

# Frequently Asked Questions

Q1. Do I need to have a block of land or can Oliver Kelly Construction help me to find a suitable block for my proposed house or building?

**A1. If you haven't already purchased a block of land for your new house or building, Oliver Kelly Construction can help you find a suitable block of land in the right location through our associations with local property developers and real estate agencies.**

Q2. Is it important that my building is designed to suit my block or can any house fit any block?

**A2. Whilst most house plans can be adapted to suit the block it is preferable that the house is designed to suit the block taking aspect, views, prevailing weather and passive heating/cooling into consideration.**

Q3. Can Oliver Kelly Construction help me to design and draw up my house plans if I don't have them done already?

**A3. Yes, we can assist you with the design and drafting of plans for your new building by arranging a consultation with one of our affiliated Accredited Building Designers or Architects.**

Q4. What is included in my new house and do I get to choose the fixtures, fittings, finishes colours and inclusions?

**A4. Before a quotation is prepared, we will sit down with you and discuss the multitude of options for your new home, helping you develop the specification by comprehensively detailing the fixtures, fittings, finishes, colours and desired inclusions to ensure that our quotation fits your budget and the finished product aligns perfectly with your expectations.**

Q5. What else is required for building approval other than the plans and can Oliver Kelly Construction coordinate this process?

**A5. Structural engineering drawings for footings/foundations/slab/bracing design, a soil test, and energy efficiency rating assessment are all required to obtain the necessary Planning & Building Approvals. Yes, we can coordinate this process for you if you wish.**

Q6. What can I expect in my quotation?

**A6. We will supply a comprehensive lump sum quotation detailing, inclusions, exclusions, provisional sum allowances and options and will include the specification that was prepared in consultation with you prior to quoting.**

Q7. What happens after we accept the quotation?

**A7. A Master Builders Association of Tasmania standard residential contract will be prepared based on the agreed contract sum and is signed by both parties.**

Q8. What is the next step after all of the documentation is prepared and the contract is signed?

**A8. The project will need to be lodged with the local planning authority (local council) for a planning permit and then a Building Surveyor is appointed to coordinate the building and plumbing permits and carry out the necessary inspections during the project. This can be done by either the client or Oliver Kelly Construction as the nominated builder.**

Q9. What happens if we want to make changes during the project which affect the contract price of our house?

**A9. A Variation Quotation will be prepared detailing the addition or deduction to the contract sum and will be submitted for your approval. Each variation will need to be signed by both parties before the variation can be actioned.**

Q10. How are payments made on the contract?

**A10. In accordance with the contract, a deposit is required prior to commencement of works and stage payments will be claimed for Base Stage, Frame Stage, Lock-up Stage, Fixing Stage and Practical Completion.**

Q11. What happens if there are defects after the building is handed over?

**A11. An industry standard 13 week Defects Liability Period applies from the date of practical completion, during which time all defects will be promptly resolved at nil cost to the owner.**