

VIKRAM HOMES

FOR LUXURY PARADISE



SITE COSTS EXPLAINED

www.vikramhomes.com.au

It is at this point in the process that home builders can often bamboozle potential customers with a lot of abbreviations and jargon relating to site costs or even OMIT them all together.

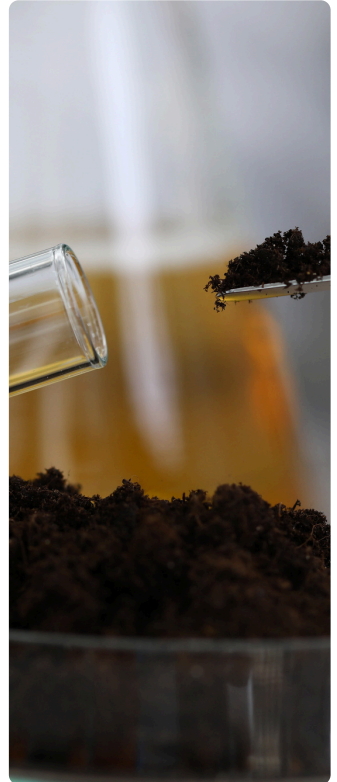
An ANSA Homes tender includes a full site inspection of your land, identifies and FIXES all of the site costs relating to the construction of your new home.

We go above and beyond to do as much of the groundwork as possible to ensure the price you receive at the tender stage is the final price you pay. To help you understand some of the terminology around site costs we have outlined the key elements below.



1 SOIL TESTING

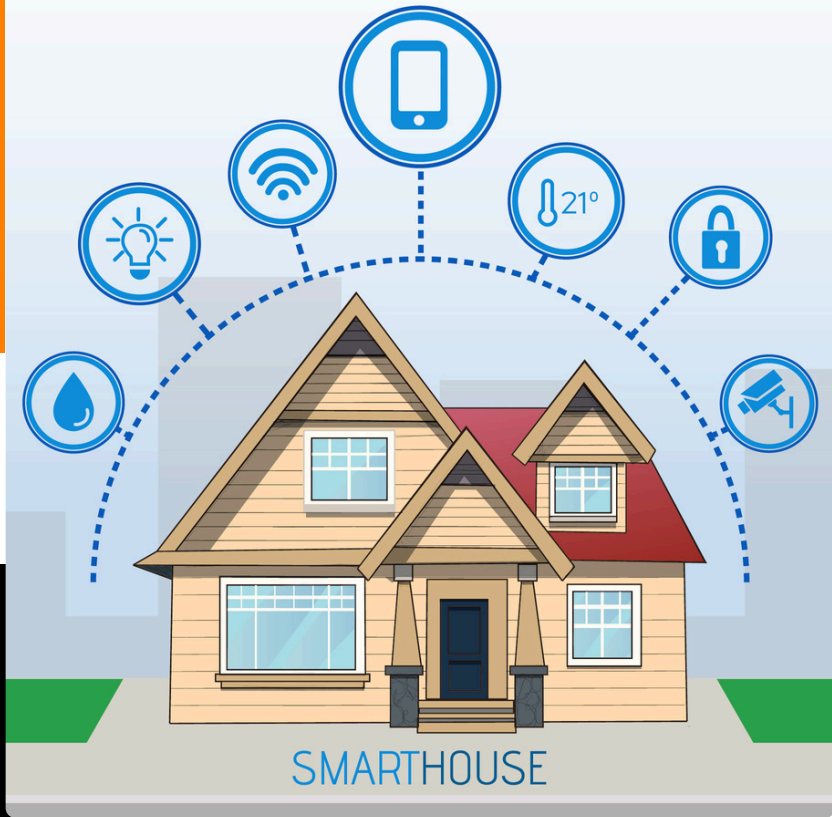
This involves investigation of the soil type, salinity and reactivity to determine the foundational requirements for your home. A soil test will allow the builder to determine the type of slab and total amount of piers your home will require. Both will affect the cost of your home.

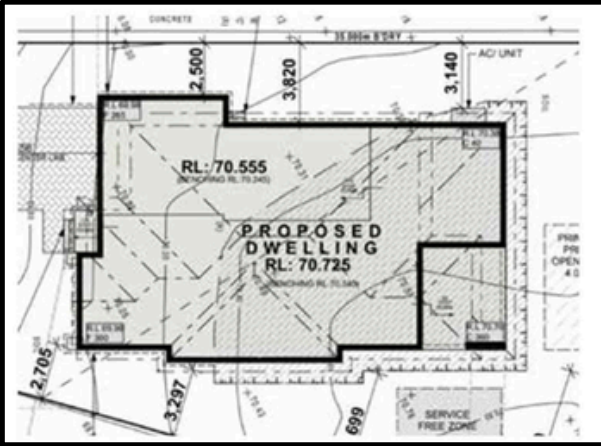


2

SERVICE CONNECTIONS

These are items like gas, electricity, telecommunications, stormwater, plumbing and sewer line connections. A site investigation can identify the total length (and subsequently the total costs) required to ensure your home is connected...literally. A 'base price' or 'standard inclusions' of a home may have little, or even no allowances for this.





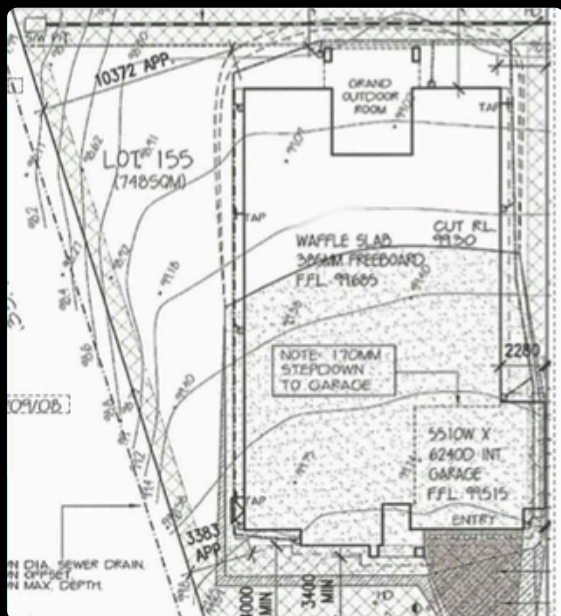
3 SITE SURVEY OR CONTOUR SURVEYS

This checks the slope of your site. This is critical in determining the cut and fill amounts, slab levels, spoil removal and drop edge concrete beams your home will require. None of which will be included in a 'base price' or the 'standard inclusions' of a home.

4 VEGETATION CLEARING & SPOIL REMOVAL

These are costs relating to removal of unusable materials, like dirt or excess grass and vegetation from your land. These are identified during the site inspection and survey process. The amount required will be subject to the design and siting of your home. A builder can help design to minimise any unnecessary costs associated with this.



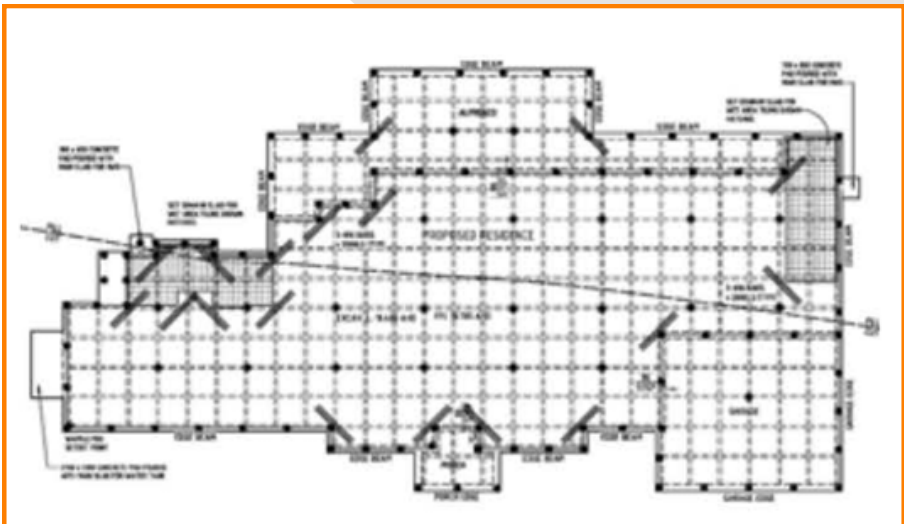


5 BENCHING OR CUT AND FILL

To achieve a level house, you will need to excavate or cut down the soil from the high side of a site and fill it on the low side. This is called 'benching' or 'cutting and filling' to create a level building platform.

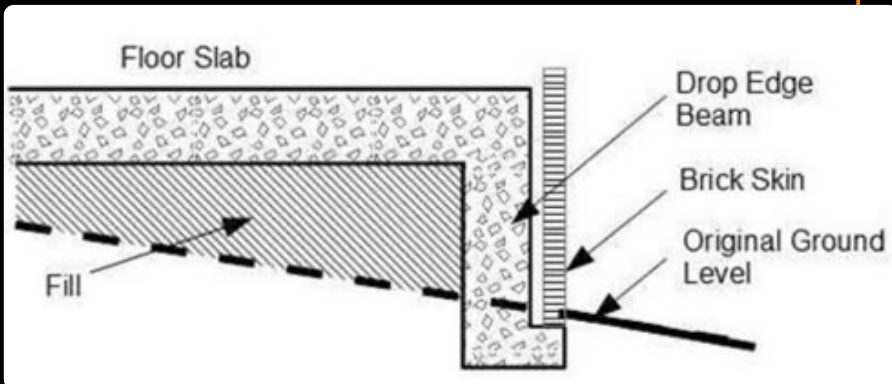
PIERING

Piers are drilled into the earth (underneath your concrete slab) until each one reaches soil that is the same strength or load bearing capacity. This gives your house uniform support across the whole slab. Piers are the unsung heroes of your home as they do all the lifting (but never make the front page of the high promotions brochure!)



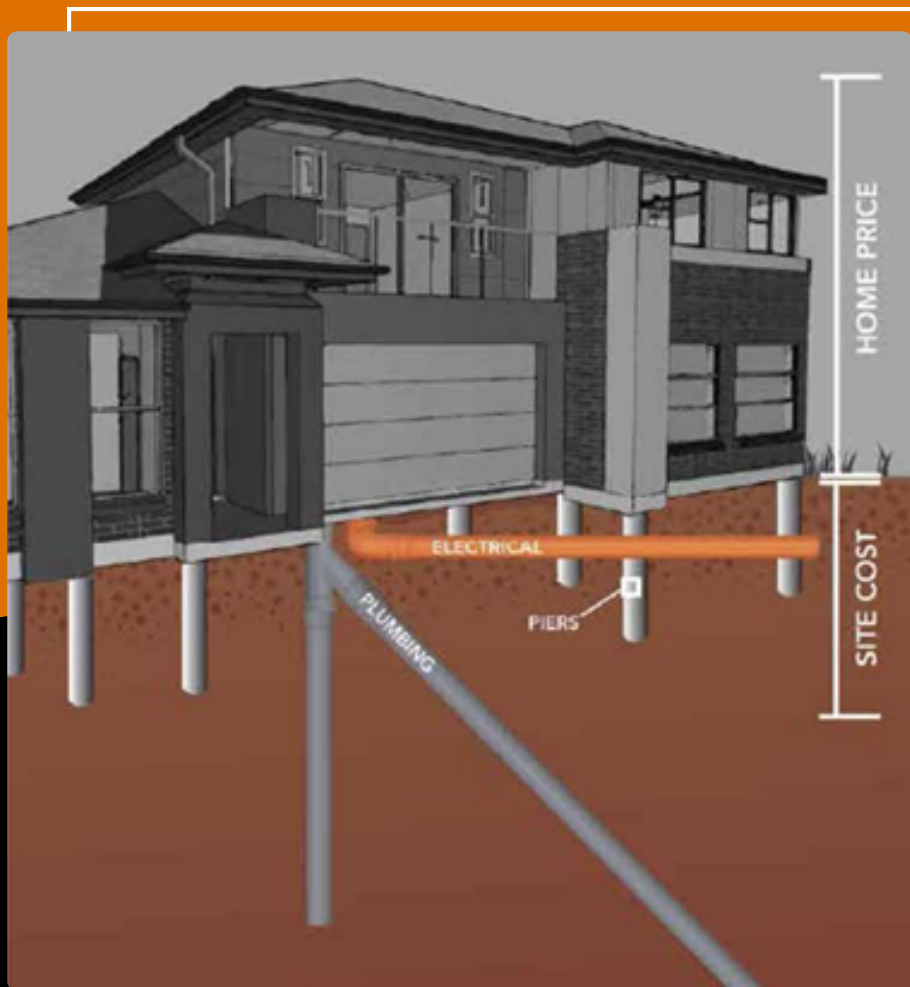
7 SLAB TYPE & DROP EDGE BEAM REQUIREMENTS

The results of your soil test will determine the type of slab your site requires (e.g.: 'M' or 'H1' Class). The contour survey will determine the need and quantity of drop edge beams which will level your home and contain fill.



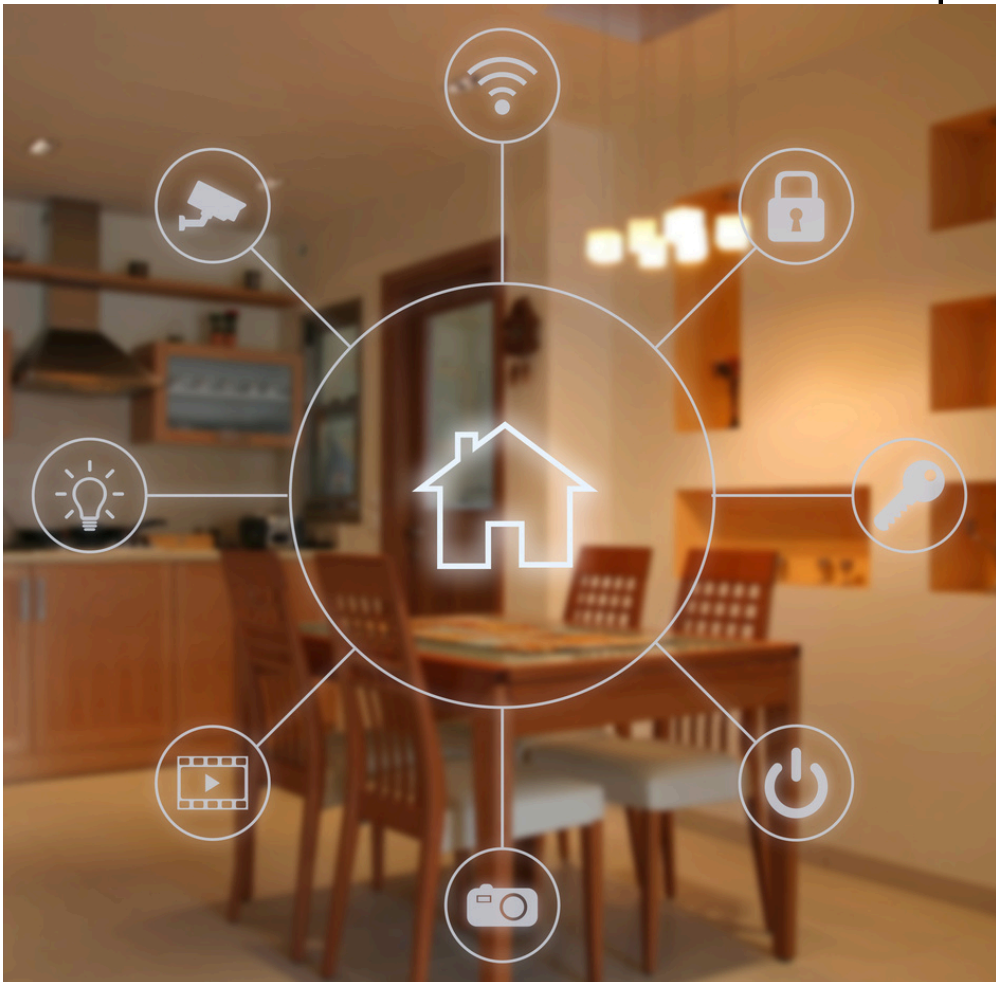
8 SITE ACCESS REQUIREMENTS

Identifying any additional costs that may be required for moving or handling construction materials on your land. This includes any special scaffolding and WHS requirements, to ensure a safe workplace for all personnel.



9 BASIX EVALUATION

Confirmation of the energy and water efficiency targets your home needs to meet according to the NSW Building Sustainability Index, including requirements on rainwater tanks, sarking, eaves and extra insulation. Your builder should be able to fix the price of this up front.



10 SITE REPORTS & COUNCIL REQUIREMENTS

Site specific reports and certificates like a section 88b (s88b), section 10.7 (s10.7), Deposited Plans (DP), Bushfire (BAL) and Flooding reports, developer design guidelines and the like will detail any restrictions, council and authority requirements specific to your site. Your builder should obtain all of these as part of the tendering process to fix your tender price, along with reviewing local and state authority requirements.



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**THANK
YOU**

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