

WHY CHOOSE A STEPPED OR SLOPING BLOCK OF LAND?



Expert knowledge... Quality construction

- ▶ Elevated to capture the breezes and views
- ▶ Elevated above your neighbours
- ▶ More land space for a pool and the family to play
- ▶ Achieve a beautiful custom designed home

Jay Drew Quality Builders have the knowledge and experience to build your stunning new home on these challenging, yet full of **BRILLIANT POTENTIAL**, blocks of land!



Contact Jay Drew



M | 0407 841 491
E | jaydrew5@bigpond.com
W | jaydrewqualitybuilder.com.au
ABN 38 027 194 633 | QBCC 102 53 88

Preferred supplier

Steve Brown
BUILDING DESIGN
AND DRAFTING



M | 0417 198 028
E | sbrown53@bigpond.net.au
ABN 59 232 345 355 | QBCC 063686

Preferred supplier

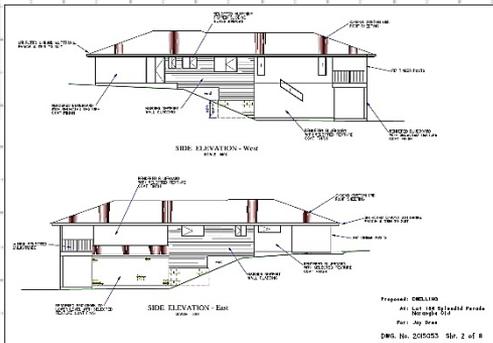


P | 07 5498 3443
E | admin@cabba.com.au
W | cabba.com.au

Stepped and Sloping Blocks of Land

Initial requirements and procedures :

- ▶ Make your Contract to purchase the land subject to obtaining a Soil Testing Report (this report will also assist in the design and engineering stage) ;
- ▶ Engaging the services of a 'local' Building Designer is ideal as they will know the Local Council rules, regulations and overlays. You will need to provide the Building Designer the Surveyor's Contour Plan, Sewer Plan, Registered Plan and Lot Number plus the owner's names as shown on the Contract for the purchase of the land or a current Rate's Notice ;
- ▶ It is important that a Certifier is nominated before completion of the design. A 'Concurrence' (previously known as a Council Relaxation) may need to be obtained ensuring that rules and guidelines are being met for aesthetics and boundary setbacks for carports and sheds etc ;
- ▶ Engaging the services of a 'local' Engineer is also ideal as they will be familiar with the soil types for the area and able to provide you the best advice on foundation works (my preferred designer can put together a full design Engineer Package) ;
- ▶ Put together a Scope of Works (e.g. number of bedrooms, bathrooms, desired ceiling height, driveway finish, turf etc) ;
- ▶ Once you have these components in place, we can provide you with a complete fixed price contract for a turnkey package home (along with a detailed specification) which will satisfy the bank's requirements, if finance is required (the bank will also require the design and engineering plans).



Good communication between all parties and an understanding of the requirements to build on this type of house block will certainly assist to ensure a smooth build process and a beautiful end product being achieved!