

FAQ | Frequently asked questions



1. DO WE HAVE TO PICK AN ICON DESIGN?

The short answer to this question is no. We encourage you to use our designs as a starting point on the journey of creating the house design that is perfect for you and your family. Picking features of each floor plan and façade that you like and don't like gives our design team an idea of your taste and requirements. From there they can utilise their architectural flair to develop your design.

2. WHAT IF OUR BLOCK IS SLOPING OR IS AN IRREGULAR SHAPE?

That isn't a problem at all. At Icon we pride ourselves on our flexibility and we are capable of overcoming the obstacles presented on most sites. Every Icon design is customised to the block and if the block presents some challenges the design will be altered accordingly. To combat these issues, it will be necessary to undertake a detailed survey to ascertain exactly what is the fall across the site and to determine the best place to position the building envelope. An Icon Homes Site Consultant will also inspect the site to ensure that the proposed design is the best possible solution.

3. CAN WE MAKE CHANGES TO THE DESIGN?

Making changes to the design is an essential part of the design process. To gain the best result it is essential that you are involved in every stage of the design development. Once your ideas are passed onto the design team to create the initial plan, you will be encouraged to comment on each revision of the plan and suggest any changes you would like. At Icon we understand the importance of getting your home exactly right and are well aware that it may take a few revisions to get there. It is inevitable that you will change your mind at different stages and we are more than happy to accommodate these changes.

4. WILL I KNOW EXACTLY WHAT THE HOME IS GOING TO COST ME BEFORE I HAVE TO SIGN THE BUILDING CONTRACT?

Absolutely. At Icon we hate surprises and are committed to complete transparency throughout the tendering process and are proud to offer fixed price contracts.

Every site has different conditions and as a result every tender needs to be tailored to reflect these different conditions.

In order to assess your particular site, the first thing we will need to do is conduct a detailed site survey to assess the fall of the land and locate the services. Next we will test the soil to ensure our engineer can make sure the slab design is suitable and ensure there are no variations once we get to site. The final step is to provide all this information along with your design requests to the design team to create an initial plan. From there our estimators will price everything and provide you with a fixed price

5. CAN ICON ORGANISE THE DEMOLITION?

Yes of course. We work closely with a number of demolition companies and as a result are capable of not only removing your home safely with minimum disruption to your neighbours, but also for the best price for you. There are two ways that we can manage the demolition of your existing home. The first is to completely take the demolition off your hands and include it in our fixed price contract. The second option is for us to provide you with a number of our trusted demolition contracts to obtain your own estimates and negotiate your own price. You may also have some contacts you would like to consult. The benefit here is by dealing direct with the demolisher you will save on builder's margin and enjoy a saving at the start of the project.

6. CAN I INCLUDE A POOL?

Although our community enjoys some of the best beaches in the world, we understand how handy it is to have your own taste of the beach at home. We are pleased to offer quality pools as part of our fixed price contracts. Icon is in partnership with a boutique pool builder who is local to the area and specialises in concrete in ground pool design and construction. Our pools feature the structural integrity of an engineered designed concrete structure, with an interior finish of Beadcrete to your colour selection. You will also need to choose a waterline and coping tile and to top it off we will look after installing a water filtration system designed to make pool maintenance a breeze. The final benefit of the concrete pool is its flexibility. It can be made any shape or size depending on the shape of your backyard or your budget constraints.

7. WILL ICON ORGANISE COUNCIL APPROVAL AND HOW LONG WILL IT TAKE?

Our pre construction team will organise everything to do with council and you will not have to worry about a thing. We have had extensive experience dealing with Warringah and Pittwater Council and are well aware of exactly what we need to provide them in order to get approval as quickly as possible. We will engage all the relevant experts and manage the creation of all the different plans that will make up the council submission. The best part is all of these costs and fees are covered in our Standard Inclusions.

In terms of timing this will depend on your individual block and what you are trying to achieve. Building approval can be obtained in two ways. The first is by submitting a Development Application to council. A DA is usually only necessary for small or tricky sites as it allows a bit more flexibility in terms of construction setbacks and the size of the home allowable. The drawback however is that once the DA is submitted it is out of our hands and we are reliant on council who are not known for getting things done quickly. As a result, a DA can be in council from anywhere from six to twelve weeks. The other option is to gain building approval by obtaining a Complying Development Certificate. A CDC is lodged with a Private Certifier as opposed to council and as a result typically only takes three weeks. This is possible because council sets out an extensive set of parameters for construction and if these are all met the Private Certifier is qualified to approve construction. We understand this is all a bit complicated but we will look after the whole process and will be more than happy to explain it to you in the first consultation

8. WILL I HAVE ANY INPUT ONCE THE CONSTRUCTION STARTS?

No matter how good the design is it counts for nothing if the construction isn't also tailored to your needs. Whilst we will look after the structural integrity and quality control of construction, we value your input and assistance in tailoring certain parts of the build to suit you. Our construction manager will organise site visits with you at different stages firstly so you can have a look at the progress as we know you will be excited. The next purpose of these visits is to get your input on things such as tile set out, location of shower or bath mixers and also the location of bathroom fittings. You will also be heavily involved prior to handover. Again our Construction Manager will organise a site visit in order for you to find anything you are not happy with. We will be more than happy to take this on board and rectify everything prior to you moving in. We are fully committed to providing you with the best standard of finish possible.

9. WHAT IS THE FIRST STEP TO GET STARTED?

The first step is as easy as a phone call. If you give our office a call on 9938 5488 you will be able to speak with one of our Knockdown Rebuild Specialists who will guide you through the next steps. These steps will be tailored to suit you and could involve having our KDR Specialist meet you at your home for a chat and a look over your site conditions. You might prefer to meet at one of our display homes to get a better idea of our design and level of finishes and that is fine as well. We look forward to hearing from you soon.