

REFERENCE · BEFORE BUILDING

Glossary of Australian Building Terms

Every term your builder, surveyor and contract will use, explained in plain English. Keep it open on your phone.

HOW TO USE IT The building industry runs on language that nobody explains to you, and most people are too embarrassed to ask twice. You are not expected to know any of this. *Ask the question anyway – then look it up here afterwards.*

122 TERMS, PLAINLY EXPLAINED

A

Agi pipe

also: ag drain, agricultural drain, aggie pipe

A perforated pipe wrapped in filter fabric, laid in gravel behind retaining walls and along boundaries to collect groundwater and carry it away from the house. If your block slopes or holds water, this is the drainage that stops it ending up under your slab.

Allowance

also: allowances, budget allowance

A placeholder amount in your contract for something not yet chosen or fully priced. Provisional sums and prime cost items are both types of allowance. Every allowance is a number that can move, so add them all up and treat that total as your budget risk.

Architrave

The trim around a door or window opening, covering the join between the frame and the wall. Along with skirting, one of the first places paint runs and poor joins show up.

Articulation joint

also: control joint, expansion joint

A deliberate vertical gap in brickwork, filled with flexible sealant, that lets the wall move without cracking. They're meant to be there — an articulation joint is not a crack, though it's often mistaken for one.

As-built drawings

also: as builts, as-builts

Updated plans showing how the home was actually built, rather than how it was drawn. Ask for these at handover — they are what a future renovator, plumber or electrician needs to find what is inside your walls.

B

BAL rating

also: bushfire attack level

Bushfire Attack Level — how much bushfire risk your block carries, from BAL-LOW through 12.5, 19, 29 and 40 to BAL-FZ (flame zone). It dictates the construction standards you must build to, and a high rating adds serious cost in glazing, screens and cladding.

BASIX

also: BASIX certificate

The NSW sustainability assessment your plans must pass before approval, covering water, thermal comfort and energy. Your BASIX certificate commits you to specific fittings and glazing, so swapping them later can put you out of compliance.

Bearer

also: bearers

A horizontal beam carrying the floor joists in a suspended timber floor, sitting on top of the stumps or piers. Slab-on-ground homes do not have them.

Benchtop

also: bench, counter top, benchtops

The work surface on your kitchen, bathroom or laundry cabinetry. Usually a prime cost item, so the allowance in your contract is rarely what you will actually choose — price your real preference before you sign.

Bracing

Steel straps or sheet material fixed diagonally across the frame to stop it racking sideways in wind. Engineered, not optional, and one of the main things a frame inspection checks.

Brick veneer

also: veneer

The most common way Australian homes are built: a timber or steel frame that carries the structure, with a single skin of brick outside it and a cavity in between. The brickwork is a weather skin, not what holds the house up.

Building permit

also: construction certificate, building approval

The approval that lets construction start, issued by a building surveyor once your plans meet the Building Code. Different from a planning permit, which is council approval for what you're allowed to build there at all. You may need both.

Building support coordinator

also: client liaison, customer service coordinator, BSC

Your main office contact during construction, who answers your emails and chases things internally. A different person from the site supervisor, and at most volume builders the one who actually replies.

Building surveyor

also: certifier, private certifier

The registered professional who issues your building permit, carries out the mandatory inspections and issues the occupancy permit. They check compliance with the Building Code — not the quality of the finish, and not whether the work is good. That's what an independent inspector is for.

Bulkhead

A dropped section of ceiling, usually built to hide ducting or to close the gap above kitchen cabinetry. Worth confirming early whether yours is included — it's a common variation.

C

Cavity

also: wall cavity

The gap between the outer brick skin and the frame in a brick veneer home. It is deliberate: any water that gets through the brick runs down the cavity and out the weep holes instead of reaching your frame. Mortar droppings left in the cavity bridge it and cause damp.

Cladding

also: external cladding, facade

The external skin of the home — brick, render, weatherboard, fibre cement or composite panel. Worth asking what sits behind it and how it is fixed, because a cladding change is one of the more expensive variations you can make.

Colour selections

also: selections, colour appointment, finishes schedule

Your locked-in choices of finishes, colours and materials, made at a selections appointment before construction starts. Photograph every sample and keep the signed schedule — it is the document you will be arguing from if something arrives in the wrong colour.

Contingency

Money you set aside beyond the contract sum for variations, provisional sum overruns and things nobody predicted. Five to ten per cent of the build cost is a sensible starting point. A build with no contingency is one where every surprise becomes a crisis.

Contract sum

also: contract price

The total price in your building contract at signing. It changes every time a variation is approved, so ask for an updated contract sum with each one — otherwise the running total lives only in the builder's system, not yours.

Cooling-off period

also: cooling off

A short window after signing where you may be able to cancel the contract, sometimes for a small fee. Length and conditions vary by state and by contract type, and some builds have none at all. Check yours in writing before you sign, not after.

Cornice

also: square set, coving

The moulding covering the join where wall meets ceiling. Square set means no cornice at all — a sharp modern edge that costs more and cracks more readily as the home settles.

Cost plus contract

also: cost plus margin, do and charge

You pay the actual cost of the work plus an agreed builder's margin, usually a percentage. It suits custom or evolving builds, but it passes price risk to you — if timber prices spike, you wear it. Requires real trust and full transparency in both directions.

Covenant

also: restrictive covenant, design guidelines

A restriction on the title of your land setting rules about what you can build — materials, roof pitch, minimum size, sometimes even colours. Common in new estates. Breaching one is expensive to undo, so read it before you finalise your design.

Crossover

also: vehicle crossing, driveway crossover

The section of driveway between the road and your boundary, crossing the council nature strip. It usually needs its own council approval and is often excluded from the building contract — check whose cost it is before you sign.

D

Damp proof course

also: DPC, damp course

A moisture barrier built into the base of walls to stop groundwater rising up through the brickwork. It must stay above the finished ground level — soil, paving or garden beds piled above the DPC bridge it and let damp straight into the wall.

Datum point

also: benchmark, survey datum

A fixed reference point on site that every level on your build is measured from. If the datum is wrong, everything from your floor level to your drainage falls out with it.

Defect

also: defects, defect item

Any fault in workmanship, materials or finish that does not meet your contract, the Building Code or accepted standards. Defects split into structural and non-structural, which matters because the two are covered for very different lengths of time.

Defects liability period

also: DLP, defects period, maintenance period

The window after handover when your builder must fix qualifying defects at no cost. Commonly 3, 6 or 12 months depending on your contract. Log everything you find and submit it before the period ends — a defect raised the week after is one you may be paying to fix yourself.

Deposit

also: contract deposit

The first payment, due at contract signing and capped by law in each state — commonly 5%. The cap exists for a reason. Never pay more than the legal maximum, and never pay at all before the home warranty insurance certificate exists.

Development application

also: DA, development approval

A formal request to council for permission to build, used in NSW and Queensland. It is the equivalent of a planning permit elsewhere, and like one it comes before your building approval and can take months.

Downpipe

also: down pipe, downpipes

The vertical pipe carrying water from your gutters down to the stormwater drainage. Check at handover that every one is connected into the ground, not just discharging beside your slab.

Drawdown

also: progressive drawdown, loan drawdown

When your bank releases part of your construction loan to pay a build stage. You will usually need the builder's invoice and sometimes a valuer's inspection, so allow time — a drawdown is not instant, and a late payment can stall your site.

Drummy

also: drummy tile, hollow tile

A tile that sounds hollow when tapped, meaning it hasn't bonded properly to what's underneath. It will eventually crack or lift. Tap across your tiled floors with a knuckle at handover — the change in sound is obvious once you've heard it.

E

Easement

A strip of your land that someone else has rights over — usually a water authority, for a pipe or drain. You generally cannot build over one. Check where yours runs before you fall in love with a floor plan.

Eaves

also: soffit, overhang

The part of the roof overhanging the external wall. Wider eaves shade windows in summer and keep water off the walls, so cutting them to save money has consequences you feel later.

Efflorescence

also: salt deposit

A white powdery deposit on brick or concrete, left behind when moisture moves through the material and draws out salts. Usually cosmetic and it often weathers off, but heavy or persistent efflorescence points to water getting somewhere it should not.

Elevation

also: elevations

A flat drawing showing one side of your home viewed straight on. Your plans will have four — north, south, east and west — and they are where you check window positions, roof lines and external materials.

Energy rating

also: NatHERS, star rating, thermal rating

The star rating measuring how efficiently your home holds temperature, assessed under NatHERS or a state equivalent. Your design must meet a minimum to get a building permit. Changing windows or orientation late in the process can push you under it.

Engineering

also: structural engineering, engineering plans, engineer's design

The design of how your home stands up — footings, slab, beams, lintels, bracing and tie-downs — signed off by a structural engineer. It is driven by your soil classification and wind rating, which is why it cannot be finalised before the soil test.

Extension of time

also: EOT, time extension

A claim by your builder to push out the completion date, usually for weather, supplier delays or variations you approved. An approved extension moves your handover date and reduces any liquidated damages you could claim. Ask for the reason, the contract clause and the evidence in writing before you accept one.

F

Fall

also: ponding, grade, slope to waste

The deliberate slope built into a surface so water runs to the waste instead of pooling. Shower bases, balconies, garage floors and paving all need it. Water sitting on a surface at handover is a defect, not a quirk.

Fascia

The board running along the ends of the roof rafters, which the gutter is fixed to. Check it for twisting, gaps at joins, and visible nail heads.

Finished floor level

also: FFL, floor level

The height of your final floor surface, measured from the datum point. It sets how many steps you have at the front door, how the driveway meets the garage, and whether water can run back toward the house.

Fit-off

also: final fix, fit out

The final stage where tapware, toilets, light fittings, door hardware and appliances are installed and connected. Right at the end, and the point at which the home starts to look finished.

Fixed price contract

also: lump sum contract

A contract with a set total price, where the builder carries the risk of cost increases. It gives you certainty, but the builder prices that risk in. Watch the provisional sums and prime cost items — they're the parts of a fixed price contract that aren't actually fixed.

Fixing stage

also: fixing, second fix

When everything that gets fixed to the structure goes in — internal doors, architraves, skirtings, cabinetry, shelving. This is where a rushed job first becomes visible, so walk it more often than you think you need to.

Flashing

Thin metal fitted at junctions — roof to wall, around windows, over openings — to direct water away. Sealant alone is not a flashing, and a bead of silicone where flashing should be is a defect worth raising.

Footings

also: foundations, piers, beams

The part of the structure that transfers your home's weight into the ground. Their depth and design come from the soil classification, which is why a reactive site costs more before you've built a single wall.

Frame

also: framing, frame stage

The skeleton of your home — wall frames, roof trusses, bracing and tie-downs. The frame stage inspection is the last time the bones of your house are visible. Once plaster goes on, everything behind it is invisible for the life of the home.

G

Grout

also: grouting

The filler between tiles that seals the gaps. Check corners and wall-to-floor junctions — those should be flexible silicone, not rigid grout, or they will crack as the home moves in its first year.

Gutter

also: guttering, gutters

The channel along the roof edge collecting rainwater and feeding it to the downpipes. Look for sagging, joins that do not line up and debris left behind by roofers — all common at handover.

H

Handover

also: key handover, final handover

The point where the builder hands you the completed home and the keys. Different from practical completion, which is the contractual date. Do your final inspection before handover, not on the day — once you have accepted the keys your leverage drops sharply.

Handover coordinator

The person who manages your final inspection, the defect list and the handover of keys and documents. At most volume builders this is yet another new contact, appearing right at the end.

HIA / MBA

also: Housing Industry Association, Master Builders Association

The Housing Industry Association and Master Builders Association, the two main industry bodies. Their standard contracts are what most builders use, and both publish guides to acceptable building tolerances — useful evidence when you are arguing a defect.

Hob

also: shower hob

A raised edge, most often around a shower or at a step, built to contain water. A hobless or step-free shower looks better but relies entirely on the fall and the waterproofing being right.

Holding costs

What every extra week of build costs you outside the contract — rent, loan interest, storage, a second set of bills. Usually \$500 to \$1,500 a week. This is the number that turns a delay from an annoyance into a real financial problem.

Home warranty insurance

also: DBI, HBCF, QBCC insurance, builders warranty insurance, domestic building insurance

State-mandated insurance that covers you if your builder dies, disappears, loses their licence or becomes insolvent. Called different things in each state — DBI in Victoria, HBCF in NSW, QBCC in Queensland. Check the certificate exists before you pay a deposit.

I

Independent inspector

also: private building inspector, defect inspector

A building inspector you hire and pay, who works for you rather than the builder or the council. Typically \$500 to \$1,500 per inspection. Frame and pre-handover are the two highest-value moments to use one.

J

Jamb

also: door jamb, jambs

The vertical side of a door or window frame. Check jambs for square and for a consistent gap around the door — an uneven margin is one of the easiest defects to spot and one of the most common.

Joist

also: floor joist, ceiling joist, joists

A horizontal timber or steel member supporting a floor or ceiling, spanning between bearers or walls.

L

Lintel

The beam over a window or door that carries the load of everything above it. Usually steel or engineered timber. If a lintel is undersized or missing you'll see it later as cracking above the opening.

Lippage

One tile edge sitting higher than its neighbour. Run your hand across the floor — if it catches, that's lippage, and it's a legitimate defect worth raising.

Liquidated damages

also: LD, LDs, late completion damages

A fixed amount your builder owes you for every day the build runs past the contracted completion date. It's compensation for your holding costs, not a penalty. Check the daily rate in your contract — some are set so low they don't cover your rent.

Lock-up

also: lock up stage, enclosed stage

The stage where your home can be locked — roof on, external walls up, windows and external doors installed. A progress payment falls due here. From this point the work moves inside and is much harder to see.

M

Make good

also: making good

Repairing or finishing an area back to an acceptable standard, usually after something else has been fixed. Watch for it in defect responses — "we will make good" should still mean a finish that matches the surrounding surface, not a visible patch.

Mandatory inspections

The compliance checks the building surveyor must carry out at set points — typically footings, slab, frame and final. They confirm the build meets the Building Code. They are not a quality inspection and will not pick up a poor finish.

Manhole

also: roof access hatch, ceiling access

The access hatch in your ceiling leading into the roof space. Worth opening at handover: patchy insulation, stray offcuts and disconnected ducting are all visible from there and almost never checked.

N

Nail pop

A small bump or crack in the plaster where a nail or screw has lifted as the timber behind it dried and moved. Very common in the first year and normally a straightforward defects-period fix.

Natural ground level

also: NGL, existing ground level

The height of the land before any site works. Your cut, fill, retaining and finished floor level are all measured against it, and it is the reference that decides how much earthworks your block actually needs.

Noggin

also: nogging, blocking, dwang

A short horizontal timber fixed between studs, used to brace the frame and to give you something solid to fix into later. Tell your builder before plaster where you want TV mounts, handrails, towel rails and floating vanities — after plaster it's a much bigger job.

Non-structural defect

also: minor defect, cosmetic defect

A defect that doesn't affect the structure — paint finish, door operation, tile lippage, cabinetry alignment, cosmetic plaster cracks. Covered for a shorter statutory period, usually two years, so raise these early.

O

Occupancy permit

also: certificate of occupancy, OC, occupancy certificate

The document confirming your home is safe and lawful to live in, issued by the building surveyor at the end of the build. You should not accept handover or make the final payment without it.

P

Planning permit

also: development approval, DA, town planning permit

Council approval for the use and development of your land — whether you can build what you're proposing, at that size, in that spot. Not needed for every build, but where it is, it comes before the building permit and can take months.

Practical completion

also: PC, practical completion date

The point where your home is finished enough to hand over, even if minor defects remain. It's the date that matters most in your contract: your defects liability period and your statutory warranty both start here, and liquidated damages stop here. Not the same as the day you move in.

Pre-site coordinator

also: pre-construction coordinator, administration coordinator

The person handling everything between contract signing and site start — permits, engineering, selections, finance sign-off. They hand you over to the site supervisor once construction begins.

Prime cost item

also: PC item, PC sum

An allowance for a supply item you haven't chosen yet — tapware, tiles, appliances. If what you pick costs more than the allowance you pay the difference; if it costs less you should get a credit, so check that you do. Confusingly abbreviated PC, the same as practical completion.

Progress payment

also: progress claim, stage payment, drawdown

A payment due at a defined stage of the build — typically deposit, base, frame, lock-up, fixing and completion. Never release one until you've verified the stage is genuinely complete. Once paid, your leverage on that stage is gone.

Provisional sum

also: PS, provisional allowance

An allowance in your contract for work whose full scope isn't known yet — most often site costs, where nobody knows what's under the ground until they dig. If the real cost comes in higher, you pay the difference plus the builder's margin. Provisional sums are the single most common source of budget blowouts.

Purlin

also: purlins

A horizontal roof member running across the rafters or trusses, which the roof battens or sheeting fix to.

Q

QBCC

also: Queensland Building and Construction Commission

The Queensland Building and Construction Commission — the state regulator that licenses builders, runs the home warranty insurance scheme and handles disputes. If you are building in Queensland, check your builder's licence on their public register before you sign.

Quantity surveyor

also: QS

An independent expert who estimates building costs. Worth hiring if you are comparing tenders that look suspiciously far apart, or if your lender wants a cost report before releasing a drawdown.

R

Rafter

also: rafters

A sloping roof member running from the ridge down to the eaves. Conventional pitched roofs use rafters; most volume builds use prefabricated trusses instead.

Render

also: rendering, acrylic render, rendered finish

A cement or acrylic coating applied over brick or board to give a smooth external finish. It needs control joints, and it needs to stop above ground level — render carried down into the soil traps moisture in the wall.

Retaining wall

also: retaining, retaining walls

A wall built to hold back soil where ground levels change. Often left out of the contract price, or carried only as a provisional sum, and on a sloping block it can run into tens of thousands. Confirm early who is building yours and who is paying for it.

Retention

also: retention amount, holdback

An amount you or your lender hold back from the final payment until defects are fixed. Not every contract allows it, so check yours — retention is the single most effective piece of leverage you have at handover.

Reveal

also: window reveal

The lining around the inside face of a window opening, between the window frame and the internal wall. Usually timber, and part of the window order rather than the carpentry.

Rise and fall clause

also: price escalation clause

A contract clause letting the builder pass on material or labour price increases during the build. It moves cost risk from them to you. In a fixed price contract this clause is worth reading twice — it can make the price a lot less fixed than it looks.

Rough-in

also: first fix, roughin

Running the plumbing, electrical and data through the frame before plaster goes on. Your last chance to move a power point or add a light cheaply — walk the house with the plan at rough-in and check every position.

S

Sarking

also: wall wrap, roof sarking, building wrap

A reflective or breathable membrane laid under the roof or behind external cladding, adding a second line of defence against water and improving thermal performance.

Screed

also: screeding, bed

A layer of mortar laid to create a smooth or sloped surface, most often under tiles in a bathroom to build the fall toward the waste.

Section 32

also: vendor statement, s32

The Victorian vendor statement, given to you before you buy land. It carries the title, covenants, easements, zoning and outstanding rates. Read it before you sign anything — a covenant or easement found afterwards can rule out the house you were planning.

Set-out

also: pegging out, site set out

Marking the exact position of your home on the block with pegs and string lines before anything is dug. Worth checking yourself against the site plan — a set-out in the wrong spot is very expensive once concrete is poured.

Setback

The minimum distance your home must sit from each boundary. Set by council, and sometimes tightened further by a covenant. Setbacks decide how much of your block you can actually build on.

Site costs

The cost of preparing your block before building — excavation, soil removal, retaining, service connections, rock. Almost always a provisional sum, because nobody knows what's underground until they dig. The most common place a build goes over budget.

Site cut

also: cut and fill, excavation, benching

Levelling your block by digging out the high side and sometimes filling the low side. A sloping block needs a bigger cut, which means more soil to remove and often retaining walls. This is where site cost overruns usually start.

Site supervisor

also: construction supervisor, site manager, SS

The person who runs the trades on your site day to day. Usually your most useful contact once construction starts, and often running six to fifteen builds at once — which is worth asking about before you sign.

Skirting

also: skirting board

The trim along the bottom of a wall where it meets the floor. Check the joins at corners and the gap to the floor — both are common and legitimate defect items.

Slab

also: base, concrete slab, base stage

The reinforced concrete floor your home sits on. Once it's poured, everything in it — drainage, plumbing positions, the outline of your home — is permanent. Check the pre-slab inspection carefully; it's the last moment anything underneath can be changed.

Soffit

also: eaves lining, soffit lining

The lining on the underside of your eaves. Check it for sagging sheets, open joins and missing vents — the roof space needs that airflow.

Soil classification

also: site classification, AS2870 classification

The rating given to your block's soil after a soil test, which determines your slab and footing design. Runs from A (stable sand or rock) through S, M, H1 and H2 to E (extremely reactive) and P (problem site). The more reactive the soil, the more expensive your footings.

Soil test

also: geotech report, geotechnical report

A geotechnical investigation of your block that produces the soil classification. It's what your engineer designs the footings from, so it happens before anything can be priced properly. If your builder quoted before the soil test, treat the site costs as a guess.

Special conditions

also: additional conditions, annexures

Clauses added to a standard contract, often hand-written or in a separate schedule. They're where builders insert protections for themselves, and they override the standard terms. If your contract has them, get it legally reviewed.

Specifications

also: specs, specification, building specification

The written document listing the materials, brands, fittings and standards for your build. Together with the working drawings it is what your builder is actually contracted to deliver, so if something matters to you it needs to be in here — not in an email.

Square set

also: squareset, no cornice

A sharp internal corner between wall and ceiling with no cornice. It looks cleaner, costs more, and is more likely to show a hairline crack as the home settles in its first year.

Statutory warranty

also: implied warranty, builder's warranty

The warranty imposed by state law, which runs long after your defects liability period ends. Typically 6 years for structural defects and 2 years for non-structural, though it varies by state. Your builder cannot contract out of it.

Stormwater

also: stormwater drainage, LPOD, legal point of discharge

The system of pits, pipes and drains carrying rainwater off your property to the legal point of discharge. Connection is usually a site cost, and on a flat or low block it can need a pump — an expensive surprise if it turns up after contract.

Structural defect

also: major defect

A defect affecting the structural performance of your home — footings, slab, roof or floor failure, major waterproofing failure, subsidence. Covered by statutory warranty for far longer than a cosmetic one, typically six years.

Stud

A vertical timber or steel member in a wall frame, usually at 450mm or 600mm centres. Studs are what you screw into when you hang something heavy — which is why noggins matter.

Subcontractor

also: subbie, subbies, trade, subcontractors

A specialist trade hired by your builder to do part of the work — bricklayer, plumber, tiler, painter. Your contract is with the builder, not the subbie, so raise problems through the builder rather than with the trade on site.

Subfloor

also: sub floor, under floor

The structure and space beneath a suspended floor. It needs ventilation and drainage — a damp, poorly ventilated subfloor is where rot and termites start.

T

Tender

also: tender price, builder's quote

The detailed, priced offer from a builder before you sign a contract. Compare tenders line by line rather than on the headline number — the cheapest tender is usually the one with the lowest allowances, not the lowest real cost.

Termite barrier

also: termite protection, ant cap, termite management system

The physical or chemical protection installed around penetrations and perimeters before the slab is poured. Required by the Building Code, and you should receive a certificate and a durability notice for it.

Tie-down

also: hold down, uplift restraint

The connections — straps, bolts, rods — that hold your roof and frame down against wind uplift. Along with bracing, this is the structural work an independent inspector is really looking at during frame stage.

Truss

also: roof truss

A prefabricated triangular frame that forms your roof structure, craned in during frame stage. Trusses are engineered for your specific roof — you cannot cut, notch or alter one on site without the engineer's approval.

V

Vanity

also: vanity unit

The bathroom cabinet holding the basin. Usually a prime cost item, and a wall-hung one needs noggins in the frame behind it — so it has to be decided before the plaster goes on.

Variation

also: VO, variation order, change order

Any change to the contracted scope of works, in either direction, with a cost and often a time impact. Every variation should be quoted, scoped and signed in writing before work starts. Never approve one verbally or on site.

W

Waffle pod slab

also: waffle slab, waffle raft

A slab poured over a grid of polystyrene pods, creating a stiff ribbed underside. Common on reactive clay soils, and it insulates better than a flat slab. Sits on the ground rather than in it, so the finished floor is a step higher.

Warranties coordinator

also: maintenance coordinator, aftercare

Who you deal with after handover for defects and warranty claims. Get their name and direct contact at handover — the day you need them is not the day you want to be working out who they are.

Waterproofing membrane

also: waterproofing, membrane, tanking

The waterproof layer applied in showers, bathrooms and laundries before tiling. Failed waterproofing is the most expensive common defect in Australian homes, because fixing it means removing the tiles. Photograph yours before the tiler starts.

Weep hole

A deliberate gap left in brickwork, every 600 to 900mm above flashings, that lets moisture escape from the wall cavity. They must stay open — blocked or rendered-over weep holes trap water inside the wall.

Working drawings

also: construction drawings, working plans, construction plans

The detailed, build-ready version of your plans, used on site and for approval. These are the drawings that count — the earlier concept or display-home plans are not what your builder is contracted to build.

If a word comes up that isn't here, write it down and ask what it means before you agree to anything attached to it.

KEEP GOING

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General information only, not legal advice. Requirements differ between states and territories. For advice on your own build, speak to a suitably qualified professional. © Your Build Mentor Pty Ltd · ABN 20 695 127 756.