

What is a Housing Improvement Act (HIA) Notice?

A Housing Improvement Act Notice (HIA Notice) is an official letter issued by your local council or housing authority. It lets you know about areas in your property that need attention to meet safety, health, and habitability standards.

These notices may highlight issues such as:

- **Health and safety concerns**
- **Structural repairs**
- **Sanitation or maintenance needs**

Receiving an HIA Notice means improvements are needed to comply with legal standards. **These notices are time sensitive, with deadlines to respond or to action.** Acting promptly helps you avoid penalties and keeps your home safe.

How Clear Start Property Supports You — With No Upfront Costs

We understand that managing these repairs can be stressful, especially when finances are tight or uncertain.

That’s why **Clear Start Property does not require any upfront payment.** Instead, we specialise in using **alternative and unconventional financial options** such as:

- **Leveraging existing equity in your home or assets**
- **Engaging money guarantors**
- **Using existing lines of credit**

We work closely with your lender, council, or housing authority to arrange solutions that cover costs — so you don’t have to pay out of pocket.

Trusted Construction Team Guiding Your Repairs

We partner with an experienced, fully licensed construction team who manage every step of the process — from civil works and turnkey renovations, right through to selling campaigns if selling the property is the best outcome for you.

Our team is:

- **Budget savvy and focused on smart, cost-effective design**
- **Committed to high-quality finishes that you can be proud of**
- **Experts in managing timelines, so you always know exactly where your project stands**

Together, we talk openly about what your best outcome looks like and develop a plan to get you there.

What We Do for You

- **Liaise directly with the council or housing authority to clarify what work is required and the deadlines involved**
- **Provide a clear summary of the trades needed and estimated costs**
- **Explore financial options to minimise or eliminate any out-of-pocket expenses, including negotiating pauses on mortgage or rates repayments where possible**
- **Coordinate with our trusted construction team to deliver timely, quality repairs or improvements**
- **Discuss all options with you—including selling if that best suits your situation—and support you throughout**

What to Expect

You will receive a clear, easy-to-understand plan outlining:

- **The required repairs or improvements**
- **How we will manage and complete the work**
- **How costs will be handled using alternative credit options, so you avoid upfront expenses**

We are here to guide and support you every step of the way — helping you protect your home, your finances, and your peace of mind.

If you’ve received an HIA Notice or want to discuss your options, contact **Clear Start Property** today. Let’s work together to find the best solution for your home and your future.