



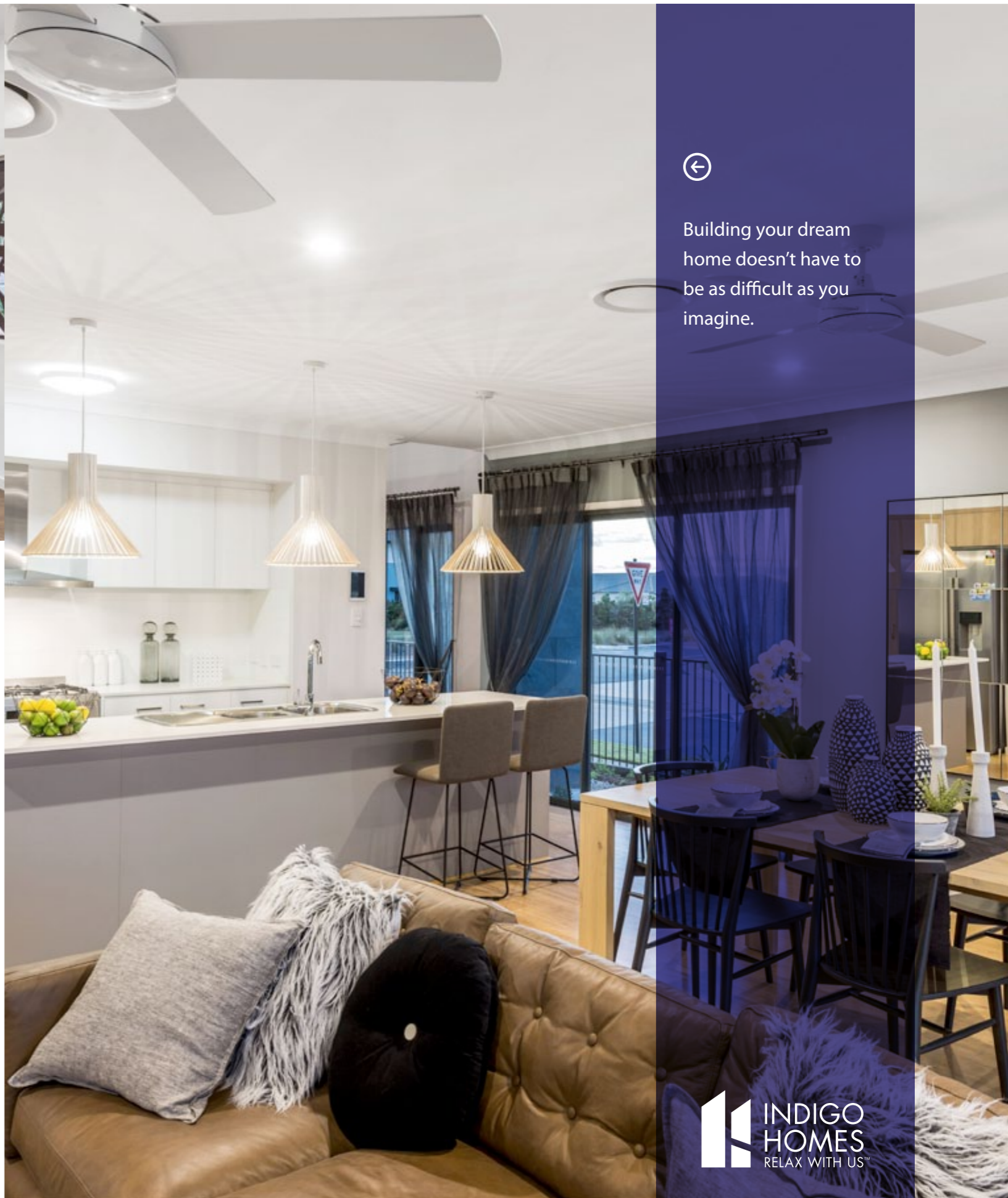
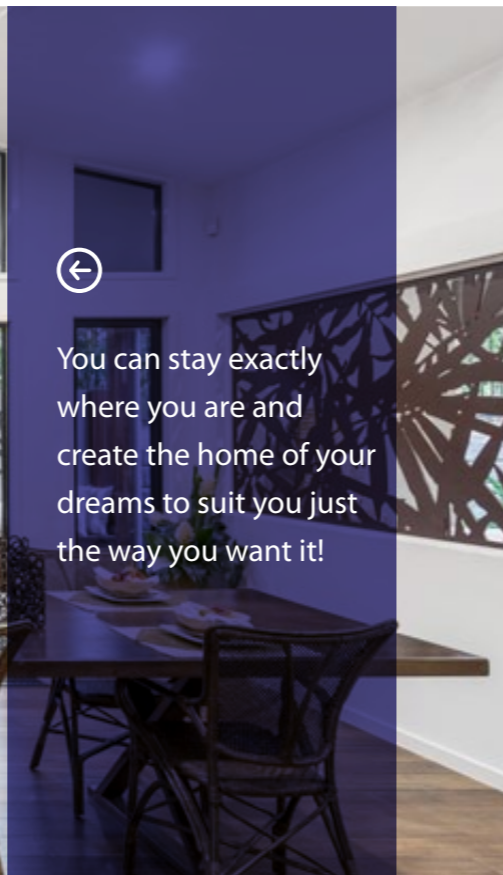
# KNOCK DOWN AND REBUILD GUIDE

How to create your dream home in the place you love





You can stay exactly where you are and create the home of your dreams to suit you just the way you want it!



Building your dream home doesn't have to be as difficult as you imagine.

# Building your dream

Building your dream home doesn't have to be as difficult as you imagine.

If you are looking for your perfect, forever home, either to grow with your expanding family or to shrink with your empty nest, but can't find what you want, where you want it, then there is an easier way!  
You don't have to abandon the community you have nurtured around

you, or the schools, shops and parks you have grown to love and depend upon. You can stay exactly where you are and create the home of your dreams to suit you – just the way you want it!

The solution is to knock down and rebuild (or KDR for short) your existing

home, or alternatively, buy another existing property in your area to knock down, with a view to building a brand, new home, complete with all the modern facilities your heart desires. This is a path many people take and has many benefits.

However, if you fail to do adequate research, you can end up making mistakes, wasting valuable time and money, and feeling overwhelmed and stressed! At Indigo Homes, we help you avoid these mistakes and guide you through the process to create your dream home in the place you love!

To get your started, we have provided some useful information in this e-book to help you understand the benefits and avoid the pitfalls of knocking down and rebuilding, before you embark on the journey with us!



// There's always an opportunity to make a difference





# Avoiding common mistakes

Before you embark on knocking down an existing home to build a new one, there are a few steps you need to take to avoid making mistakes and ensuring you are set up for success.

## 1. Establishing planning codes

The first thing you need to do is find out what planning codes and council overlays are applicable to your land. Most councils have an online portal that is free to use and provides this information, under the planning and development section of their websites. You simply enter your address and a report is generated detailing relevant codes and overlays affecting the property.

This information is vital as some codes can trigger town planning applications; transport corridor overlays can require noise engineer reports; and state-controlled roads may require permits for lane closures for deliveries. All the above can add several weeks to your timeframe and additional costs to your budget. These are examples only and there are numerous other overlays and codes which have similar impacts.

## 2. Verifying services locations

Once you have relevant planning information, you also need to verify locations of services if possible. Urban Utilities or Dial Before You Dig can help with sewer connection plans, Telstra pit locations etc. You will also need to confirm asbestos is not present in your existing home.



There are a few steps you need to take to avoid making mistakes and ensuring you are set up for success

## 3. Estimating demolition and construction costs

At this point, you are ready to do a basic feasibility assessment of demolition costs and estimated construction costs. The information you have obtained will help you seek quotes from builders or contractors for demolition and construction costs. Be sure to check that your builder has allowed a reasonable amount for expected planning requirements and site access, retaining earthworks etc.

Many builders do not have experience in this type of building and may think an allowance for a greenfield block will be enough. This is incorrect, as there are numerous distinct requirements for brownfield block which need to be considered.

If your builder is also providing a home design, you will need to work with them to choose a design and discuss any changes as required.

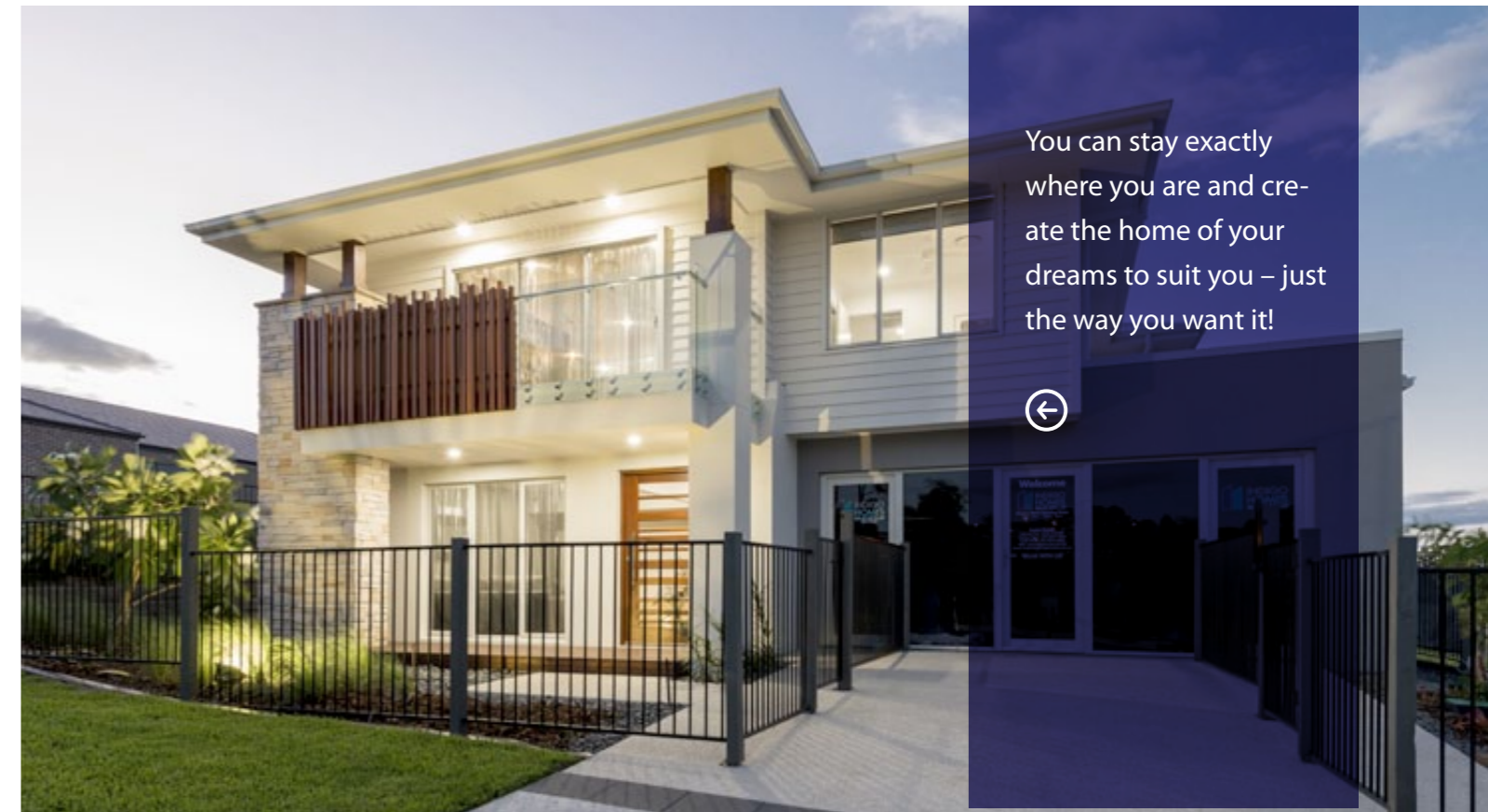
## 4. Is your project feasible?

Once you have your planning information, services locations and demolition and construction costs in place, you are now able to decide if your project is feasible and within your budget. It is always a good idea to err on the conservative side, so you have a buffer for any unexpected items. If everything is okay, you can move forward.

## 5. Applying for a demolition permit and service disconnections

As a first step, you need to apply for a demolition permit and service disconnections. Your demolition contractor may include this in their quote, or you may be required to do it. Either way, it's fairly simple and a council application for a permit should take 3-4 weeks.

Once the services are capped and demolition approval granted, demolition can take place. It is very important to ensure the block is left completely clean, with any trees and other items affecting construction removed, such as tree roots, old driveways and shed slabs.



You can stay exactly where you are and create the home of your dreams to suit you – just the way you want it!



# Knocking down an existing home in 7 easy steps

## 6. Obtaining a soil test and contour survey

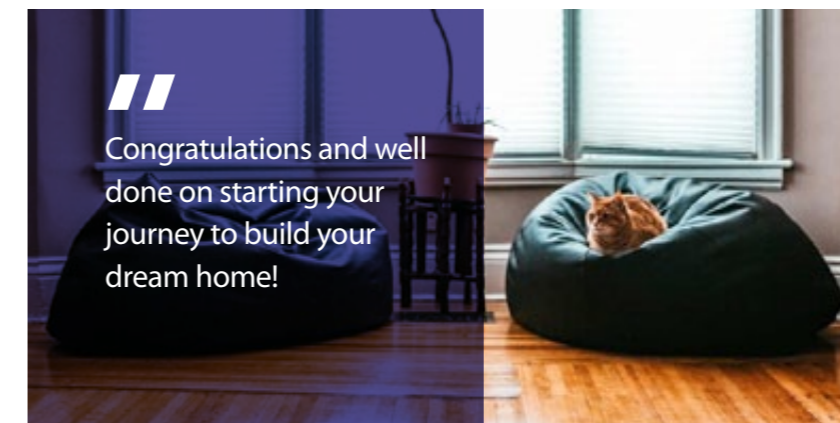
From here, you need to obtain a soil test and a contour detail survey. The soil test will confirm the soil type, the foundation design required and possible presence of rock and/or fill. The contour detail survey will provide the final levels of your site and service locations.

## 7. Organising an identification survey

Once the above has been completed, you need to order an identification survey. This is different to a contour detail survey as it provides the legal boundaries of your property as per the plan registered with the Titles Office.

It is not uncommon for boundary fences in older areas to be 500 mm out of alignment, so this survey is critical to avoid having your house sited wrongly on your block.

The initial cost of an identification survey is not cheap, but it is far less expensive than a legal battle because your house was sited incorrectly due to a corner peg being wrongly located.



Congratulations and well done on starting your journey to build your dream home!

Once you have completed the identification survey, your site is ready to hand over to your builder. At this stage, you will need to sign a contract and pay a deposit. You will then lodge documents for building approval with your council and seek final finance approval.

Congratulations and well done on starting your journey to build your dream home!

# Building on an infill block in 5 easy steps

For many people, it is an easier option than buying a house to knock down if an infill block is available in your preferred area. However, it is critically important to do your research.

There are many pitfalls for the unwary and a bargain block can suddenly turn out to be the opposite. It is not uncommon for blocks to be sold with no sewer connection and/or water meter, adding thousands of dollars to your costs. Always ensure these are present and if not, find out the costs before you purchase, or make it the responsibility of the vendor to provide these as a condition of the contract.

## 1. Establishing planning codes

As with knocking down an existing house and rebuilding, you can do a search on local council websites and obtain a report on relevant codes and overlays that affect the property. Codes that trigger town planning applications or overlays such as noise corridors can be very expensive, not to mention causing significant delays. Large street trees can be another issue, as can access for trades and deliveries. Main roads can require lane closures for deliveries, and if state-controlled, will require permits. This process can take months.

## 2. Verifying services locations

Items such as Telstra pits or water meters located in the middle of your proposed driveway can cost hundreds (or even thousands) of dollars to relocate.

Ideally, the stormwater point of discharge should be to the street. Many older blocks that fall away from the road do not have a stormwater connection point and require rubble pits. Again, this adds further costs.



We are passionate about helping you realise your dreams, so call us now on 07 3319 3137.

## 3. Obtaining a soil test and contour survey

As with knocking down an existing house, you need to obtain a soil test and a contour detail survey. The soil test will confirm the soil type, the foundation design required and possible presence of rock and/or fill. The contour detail survey will provide the final levels of your site and service locations.

## 4. Organising an identification survey

As with knocking down an existing home, you need to arrange an identification survey. Easements are an area that can severely impact design options. A block may be marketed with a 10 m frontage, however once you do your research you discover there is a 1.5 m easement along the length of one side. As you are not allowed to have any party of the construction including retaining walls encroach into the easement, your 10 m frontage block is suddenly effectively an 8.5 m block.

## 5. Is your project feasible?

Once you have your planning information, services locations and soil, contour and identification surveys, you can decide if your project is feasible and within your budget. While the above steps are not exhaustive, they will enable you to assess possible additional costs prior to purchase empowering you to use this knowledge to your advantage in purchase negotiations. At the very least, you will be aware of potential issues and costs and make an informed decision to proceed or look at more suitable options.

Once you decide on a block and purchase it, the procedure is the same as for doing a knock down, except you have bypassed the demolition of the house. Shortly, you will be able to sit back and watch the construction of your new home take shape!

# Knock down block checklist

Before you embark on knocking down an existing home to build a new one, there are a few steps you need to take to avoid making mistakes and ensuring you are set up for success.

Are there planning codes or overlays which will affect the block?

Are there large trees that may affect the home?

Is the block on a busy road, near a bus stop or a school?

Are there services/ pits etc located in the proposed driveway?

Is there fall to the street or a legal connection point for stormwater?

Is there a water meter present?

If a house is still present, check for asbestos and ensure it will be completely removed prior to settlement

Is there a designated sewer connection point provided for the block?

Has a soil test and contour detail survey been carried out?

Are there any registered easements?

Are boundary fences in good order?

Is the footpath in good condition?

Has an Identification Survey been carried out?

Have you obtained demolition quotes?

Have you obtained construction quotes?

Have you established a budget?

Do you need to apply for finance?

Are there any large trees left on site?

Will the driveway gradient be an issue?

If any existing retaining is to remain is it in good order and engineer certified?





# Engaging an expert

*"A dream without a plan is just a wish" – Katherine Paterson*

Following the steps as outlined above will start you on your journey towards building your dream home!

But what if you are lacking in time, need to keep to a strict budget and don't have the confidence to execute the process efficiently and cost-effectively?

Engaging an expert to help you navigate the process will save you the stress, time and money you would normally need to invest to make your dream a reality.

It costs nothing to ask some questions, so it is highly recommended that you educate yourself as much as possible before you take the next steps.

We would be happy to meet with you in person or over the phone for A FREE, NO OBLIGATION CONVERSATION to help you understand what you need to do to move forward with building your perfect home.

At Indigo Homes, we are passionate about helping you realise your dreams, so call us now on 07 3319 3137.

For more information, you can visit our website at [www.indigohomes.com.au](http://www.indigohomes.com.au).



# Get in touch

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