

demolish and build



life | style | choice

white paper



Once you have made the decision that you can't put up with that old home any longer and the idea of extending or renovating just doesn't work, it's time to bring in the bulldozer and start from scratch. Starting with a blank canvas can be very exciting so it is important to get the timing right and avoid costly delays between vacating the old home and moving back in to your brand new one. To help you understand some of the issues and potential delays, here is a step by step guide to the "demo & build" process.

Finding the right home

- Begin by taking your time in understanding what you like and don't like about your current home and what your future design may look like. Accommodation, layout, style and look of the home are all important. Find the right builder to work with you to help turn your ideas and concepts into reality.
- Doing all the design work and having everything ready to go up front including material and colour selections will take the pressure off you and avoid making decisions on the run at a later stages
- Once you have chosen your builder and settled on a design, you can remain in your old home until your builder provides you with a building contract and takes care of the building approvals.
- Some builders require the demolition of the old home to be completed prior to the final material and colour selection process taking place. This will allow for any site related costs (earthworks etc) to be identified, fixed and budgeted for beforehand and construction to commence soon after.

The demolition process

- To ensure seamless integration and minimum downtime, your builder can advise on timing of the demolition and construction process.
- When engaging a demolition contractor be sure you have a written quotation and ensure the contract clearly outlines all works to be carried out including which trees and other items are to be left and any salvage items you may wish to remove yourself and keep or recycle.
- A demolition licence is required. You will need to check with your local council or contractor beforehand as fees and timeframes can vary with some councils taking 1 to 2 weeks and others taking much longer when photographs and plans are required to be lodged with the demolition application.
- The home now needs to be vacated. Remove all personal items, furniture etc. Any trees, sheds or other structures to be retained on the block should be clearly marked with visible tape (available at hardware stores) This will ensure your favourite tree doesn't end up as mulch.
- Completed disconnection forms for Alinta Gas and Synergy will now need to be lodged. Your contractor can provide these forms and lodge the disconnections. You should contact Synergy to arrange a final reading of the power meter prior to its final removal.

- The demolition contractor can now rat bait each room of the old home including the ceiling cavity. The home will then be locked up to avoid other animals consuming the bait.
- The existing sewer line is cut and sealed by a licensed plumber and disconnection notices are sent to council. Water pipes and telephone lines will need to be taken back to their original entry point. If your property is currently on a septic tank system, the tanks will need to be pumped, removed, back filled and the council once again notified.
- Once all of the above has taken place and a demolition permit issued, the demolition process begins with the home being stripped of all asbestos for appropriate disposal and any salvageable items removed.
- Now the heavy machinery can move in and carry out the actual demolition process of removing the building from the site. Large trees and root systems along with any other vegetation will also need to be removed from the building envelope. The building envelope includes the slab area plus a 3 metre perimeter around the new home slab area. Trees close to the fence lines will be cut off at ground level for stump grinding after the demolition is completed unless you have instructed your contractor otherwise. Depending on the size of the home, allow approximately one week for the demolition to be completed.
- The manner in which the site is left by the demolition contractor can vary considerably so it is crucial that contractors follow your instructions and provide all the services set out in the quote.

It is a good idea to ask your builder for their "demolition policy" to ensure the works are completed to the required standard. This will give your demolition contractor a clear and precise scope of works and eliminate potential extra costs to rectify the site before the builder can commence.

Generally the entire process from vacating the old home to completion of demolition should take 4 to 6 weeks in total (standard application) and your builder will guide and help you integrate the demolition process with the new building construction.

Please note the process outlined above relates to green title lots only and does vary for survey strata lots. Check with your builder for further information.

If you are considering demolishing your own home to build a new one and would like to discuss and receive a copy of apg's "demolition policy", please contact apg homes on free call 1800 884 041