

demolish and build

planning the move



life | style | choice

white paper



When building a new home involves demolishing an old one, it's important to understand what needs to take place at each step of the way to help minimise as much downtime as possible and avoid costly delays.

This period of upheaval is part of what needs to happen when moving from one home to another and can't be avoided. It can, however, be intelligently managed for minimum disruption.

Whether you are living in the old home prior to demolition or have had it rented out, the timing of each stage is critical.

There are several things to consider and the order in which they occur can be the difference between a stress-free move and a chaotic one. These may include:

1. *Whether you need to sell your existing home before you can build.*
2. *Financing options for staying in your existing home while you build.*
3. *The timing of putting your existing home on the market, and its eventual sale and settlement.*
4. *Preparing the existing home so it is ready for sale.*
5. *Choosing a real estate agent and method of sale.*
6. *When to sign up for the new home.*
7. *Giving notice to the tenants to vacate the old home to be demolished.*
8. *Finding a place to live while your new home is being built.*
9. *How long it takes to apply for and receive a building licence.*
10. *The timing of the demolition and demolition licence approval.*
11. *Planning the actual move.*
12. *Packing and clearing out.*
13. *Booking time off to complete the move.*
14. *Booking a removalist or DIY.*
15. *Relocating children into alternative schools if necessary.*
16. *Redirecting your mail and advising everyone of your new address and contact details.*

All of this can be daunting and cause enormous stress, but if planned and thought through, several pitfalls can be avoided.

Here are some useful tips to making your move as easy as possible.

Do your homework first.

Establish what kind of home you want to build and take your time to research the market thoroughly. This will give you plenty of time to get your design right and avoid delays down the track. It would be advisable to also look at material and colour selections and have a good understanding of the building process before you move to the next stage. Don't forget to allow for all the associated building costs – including the demolition of the old home and the finishing costs of the new one – when budgeting.

Work out your finances.

If you need to sell your existing home before you build your new one, now is the time to have a market appraisal done on your home. Local real estate agents can give you very accurate information on recent sales in your area for comparable homes. This will help with setting a realistic “changeover” budget and assist with working out any finance that may be required from your lender.

Commit to the building process.

Once your finances are in order, the next step involves talking with the builder about your new home and committing to the building process. This stage can happen during the marketing period of your existing home. Be sure to set a realistic sale price and time frame for the sale and settlement period.

Find alternative accommodation.

Once you have secured an unconditional sale on your existing home, you can now safely look for a new place to live based on the settlement date of the property. There should be some small overlap between the settlement date of the existing home and the move-in date of the new accommodation. This will give you time to move and settle in before the settlement of your old home. If you are renting a place during the construction phase of your new home, talk to your builder about a realistic time frame so you can set your lease agreement accordingly.

Organise the timing of the demolition of your old home.

If your old home to be demolished is tenanted, it is important to stay in contact with your builder for regular updates on the approval progress for your new home, as you will need to give your tenants plenty of notice. It is important to get the timing right with this stage. Evicting a tenant too early can result in unnecessary loss of rental income and moving them out too late will result in the building process taking longer and living in alternative accommodation for a greater period.

It is difficult to apply a “one size fits all” method to the demolish and build process, but once you know what challenges lay ahead, and what steps need to be considered and in which order they need to be completed, it is far easier to plan the move.

By speaking with your builder and carefully working through each scenario, the move can be smooth with minimum disruption. Your builder can assess your personal situation, help you set out some time frames to work with and assist with the planning, designing, approvals and financing of the new home as well as coordinating the demolition of the old one.

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