

Demolish & build <http://www.rosmondhomes.com.au/demolishbuild.aspx>



You've made the decision that extending or renovating your home just isn't going to work, and now it's time to consider bringing in the bulldozer and starting from scratch. Beginning with a blank canvas can be very exciting and by understanding the process you can avoid costly delays and be living in your new home sooner.

To help you better understand how things work we've put together a step by step guide to the "demo & build" process.

Designing the right home

Begin by taking your time in understanding what you like and don't like about your current home. This will help you determine what your future design may look like. Accommodation, layout, style and look of the home are all important. Rosmond Homes will work with you to help turn your ideas and concepts into reality.

The demolition process

To ensure seamless integration and minimum downtime, we will advise on timing of the demolition and construction process.

Engaging a demolition contractor

When engaging a demolition contractor be sure you have a written quotation and ensure the contract clearly outlines all works to be carried out. This should include details of which trees and other items are to be left and any salvage items you may wish to remove yourself to 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. Some council can take 1 to 2 weeks while others take much longer especially when photographs and plans are required to be lodged with the demolition application.

Getting ready for Demolition

The home now needs to be vacated with all personal items and furniture removed. 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 will need to contact Synergy to arrange a final reading of the power meter prior to its final removal.

The demolition contractor will 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 notification given to council.

Demolition Permit Approved

Once all of the above has taken place and a demolition permit has been issued by your local shire, demolition is ready to start. The demolition process begins with the home being stripped of all asbestos for appropriate disposal and any salvageable items removed.

Now the heavy machinery moves in and begins the actual demolition process of removing the building from the site. Large trees and root systems, along with any other vegetation, are also removed from the building envelope. The building envelope includes the slab area plus a 3 metre perimeter. 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. 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.

The process outlined above relates to green title lots and does vary for survey strata lots. Speak with Design and Building Consultant from Rosmond Homes for further information.

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