YOUR GUIDE TO DEMOLISH & BUILD
DEMOLISH YOUR OLD HOME. BUILD A BRILLIANT NEW LIFESTYLE.

Want to unlock that dream lifestyle by knocking down your old home and building new? With a Webb & Brown-Neaves Demolish + Build, we’ll take your property from outdated to outstanding – and you won’t have to lift a finger. Leave absolutely everything in our capable hands, from finance, to sourcing quotes, and delivering a swift execution.

It’s all part of our premium end-to-end service.
THE STEP-BY-STEP GUIDE TO A WEBB & BROWN-NEAVES DEMOLISH + BUILD

Webb & Brown-Neaves has the experience, relationships and skill to help you navigate your entire Demolish + Build. To help demystify it all, we’ve simplified the process into an easy-to-understand guide.

STEP 1
GET FINANCE PRE-APPROVAL

Before setting out on your journey, we recommend you speak to a construction finance specialist like our broking partners at Resolve Finance. They recommend getting finance pre-approval in place so you know exactly how much you can borrow, which will influence the new home design you can afford.

In addition to demolition, site-works and the cost of the home itself, one of the key components of your budget should be accounting for the cost of rent (if you plan on renting throughout the Demolish + Build). Be sure to plan your rent from the vacation date until the end of your projected build time, plus a little longer to account for unforeseen delays.

STEP 2
SITE ASSESSMENT

Next you’ll join us for a visit to the home site that you want to demolish. Here we’ll identify any potential challenges, like obstructing power poles and council timeframes. Your Building & Design Consultant will also get to know your site so they can guide you through the design process and what design will best work on your site.

STEP 3
DESIGN YOUR HOME

We’ll meet to listen to exactly what you’re looking for in a new home and to better understand your lifestyle. From there, we’re ready to brief our internal designers so they can design your home.

STEP 4
QUOTE THE DEMOLISH + BUILD

Now that we have a thorough understanding of your project’s scope, including what new home design you want to build, we can organise a quote for your demolition. We’ll also prepare your contract documents for you ready for signing. This is your opportunity to let us know if you want to keep any of the property’s existing features (such as an established tree), so we can advise you on whether or not it is possible.

STEP 5
APPLY FOR SHIRE AND PLANNING APPROVAL

Once you have accepted the demolition quote, and signed your contract documents, we’ll help you meet the planning and development requirements, as well as complete a demolition approval. Approval usually takes between eight and 10 weeks (depending on the local council). Throughout this time we will also be helping you through pre-start which is where you choose all the fixtures and fittings for your new home.

If you are currently living on the site you want to demolish, you will need to vacate the property before we submit this application. Make sure you account for the time it will take to move all your belongings – the sooner you vacate, the sooner we can get the process underway. From this point, all your services will be cut off and pest control will be carried out. During this time, your broker will also apply to get your loan formally approved to proceed.
STEP 6
PREPARING FOR DEMOLITION

If all goes to plan and council approves your application, they will issue a demolition licence – a document that is legally required to demolish a home. With the green light given, we can now start preparing your existing home for demolition. A stripping crew will be sent out, who can also remove and salvage any sentimental items that you’d like to keep (such as floorboards, doors and windows).

STEP 7
DEMOLITION

Time to make your goodbye official! Thanks to our longstanding relationships with Perth’s leading demolition companies, we’ll arrange the entire demolition on your behalf. A machine will be scheduled to demolish what’s left on the block, which is generally completed in three to four days of the machine arriving, depending on the size of the project. Throughout the demolition, and while your new home is being built, your lender will make progress payments to us when they’re due. Your broker will ensure that these payments are made on time to avoid any delays during the construction process. As with most building loans, your payments will be interest only during the construction phase, before converting to principal and interest payments when your home is completed.

STEP 8
BUILD YOUR NEW HOME

With your site cleared, we’re now ready to bring your new home vision to life. As your home takes shape, you will hear from us on a weekly basis, if not more, to keep you updated on how things are progressing and to answer any questions you may have.

“WE WANTED TO AVOID THE HASSLES OF SELLING AND BUYING SOMEWHERE ELSE.”

WOOLFREY FAMILY
OUT WITH THE OLD AND IN WITH THE NEW

Want to see the possibilities that a Demolish + Build can open up for you? Preview your brilliant new lifestyle by visiting one of our exceptional display homes. There you can get up close and personal with all the different layouts and elevations, see the quality craftsmanship firsthand, and be inspired by all the unique features on show.
THE ASSURANCE OF OUR END-TO-END BUILDING EXPERIENCE

Take complete confidence in your decision to demolish your existing home, thanks to Webb & Brown-Neaves’ end-to-end building experience. Enjoy the ultimate peace-of-mind knowing our experts have performed countless Demolish + Builds over the years. Combined with an unsurpassed reputation and financial stability, you’re free to dream big. So sit back, relax, and watch as your dream home journey unfolds seamlessly before your eyes, from start to finish.

To learn more about a Webb & Brown-Neaves Demolish + Build, contact one of our building & design consultants, who can help you take the next step.
For advice on demolishing and building a new home, please get in touch on **9208 9000** or call in at any WB display home.