

WB



DEMOLISH AND BUILD *Guide*

A FRESH *start made* **SIMPLE**

Think of your demolish and build as the beginning of something exciting. We make it simple, clear, and achievable, so you can focus on the home you're about to create.

In the following pages, we'll walk you through each stage of the process, so you know exactly what to expect.



Why DEMOLISH AND BUILD?

- Staying at the same address means you preserve the equity in your land.
- It also means you avoid paying stamp duty and selling costs too.
- You'll be able to tailor your new home to suit your lifestyle, and enjoy all the latest trends and designs.
- By modernising your home, you may increase your home's resale value.
- Building with an award winning builder.
- We integrate siteworks and building processes for maximum efficiency and minimum inconvenience to bring you the best price possible.

What you can expect in the **DEMOLISH AND BUILD JOURNEY**



1

START YOUR DEMOLISH & BUILD

Love your location and lifestyle but want to replace your old home with a brand new Webb & Brown-Neaves home? Let the demolish and build journey begin!

2

FINANCE PRE-APPROVAL

If you're financing your demolition and build, our finance partners at Resolve Finance recommend getting finance pre-approval early which can assist you when you set your budget.

TIP: When planning your budget, remember the total cost of a demolish and build (Perth) includes any rental arrangements needed, on top of the demolition, site works and home construction.

3

SITE ASSESSMENT

Here you'll join your WB Building & Design Consultant and Site Start Manager for a visit to your site. We'll help you overcome any potential challenges (anything from obstructing power poles to council timeframes), as well as identifying the relevant design considerations for your site.

4

HOME DESIGN

Your experienced WB Building & Design Consultant and very own in house Designer will sit down with you and listen, absorbing everything there is to know about your lifestyle, vision and what you're trying to achieve in your new home for a detailed brief to begin the design process.

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 through our demolition partners. We'll also prepare the documentation you'll need at this point.



5

DEMOLITION LICENCE, SERVICE DISCONNECTIONS AND CONTRACTS

Once you have accepted the demolition quote and authorised your new home build, we'll help you complete all the relevant documentation that is required in order for our contractor to obtain a demolition licence from your local council – these documents are legally required to demolish a home. Approval usually takes 6 weeks (depending on the local council). Throughout this time we will also be helping you through your Selection Meeting which is where you choose all the fixtures and fittings for your new home - a very exciting time.

TIME SAVING TIP: Webb & Brown-Neaves will liaise with our demolition partners on your behalf, advising on timings to ensure everything is on track.

6

VACATING THE HOME

Say goodbye to your old house. Now's the time to call on that favour your friend owes you (or organise a removalist) to help you move all your personal belongings and furniture to your temporary residence. Be sure to contact your electrical and gas service providers to request final meter readings and close your accounts. We will advise you when this is required.

TIP: To avoid any demolition mishaps, be sure to clearly mark anything you want to retain on the block with visible tape before you leave.

7 PEST CONTROL

The home will be locked up, with rooms and the ceiling space baited to exterminate any pests. Once finished, we'll help coordinate your local government authority to complete the house inspection.

8 DISCONNECTING SERVICES

Our demolition partners will return all water pipes and telephone services back to their entry points, while a licenced plumber 'cuts and seals' the existing sewer line (disconnection notices are sent to council).
Disconnection notices will also be sent to your gas and electricity service providers to request meter removals. Run on a septic tank system? Our demolition partners will have them pumped, removed and back filled, then notify your council for you.

9 DEMOLITION LICENCE

Our demolition partners will lodge your completed demolition licence form, together with your service disconnection notices and pest control report. The timeframe on this part of your demolish and build journey will depend on the shire timeframes as well as your service provider for disconnections.

10 DEMOLITION STAGE I

Once your demolition permit is issued and all services such as power and gas meters have been removed, it's green light to go! Our demolition partners will first remove any salvageable items and correctly dispose of any hazardous items, such as asbestos.

11 DEMOLITION STAGE II

Time to call in the heavy machinery and clear out the site. Trees, roots and vegetation will all be removed from the building envelope, while fence line trees are sawn at ground level and stump grinded (post demolition).

12 CONGRATULATIONS! YOUR NEW HOME AWAITS

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 every two weeks regularly to keep you updated on how your brand new home is progressing and to answer any questions you may have.



At Webb & Brown-Neaves, our demolish and build is more than just a service – it's an entire solution

We provide answers from the very start of your journey, including providing assistance on sourcing a demolition site for you if needed, and then provide the guidance you need along the way.



DEMOLISH & BUILD *FAQ's*

How much does a demolition cost in Perth?

A standard, single storey demolition will range from \$25-35,000 with factors such as size of the home, amount of salvageable items, the level of clearing required on the land and if there is asbestos to be removed, impacting the total price. Whilst less common, a double storey demolition will require more due diligence to provide a price guide with more moving parts to be considered, particularly on smaller sites.

With demolition included in your Webb & Brown-Neaves proposal, we account for the unexpected items that are often not allowed for in alternative demolition cost proposals. When comparing our quote with others, ensure you are evaluating the inclusions in the quote carefully to ensure it is a true comparison to avoid cost blow outs later.

Will it take a lot longer to get into my new home because of the approvals process?

In actual fact, demolition approval is incorporated into the planning approval application that you will need to make when you build a new home anyway. The demolition itself is quick too – it only takes a couple of days (give or take).

Can I keep sentimental items?

Absolutely. These items need to be removed from the home prior to the demolition company coming to site.

* Indicative only, dependent on size and complexity of the site.

Do you remove trees and grind tree stumps?

Yes, for a WB demolition, tree lopping, removal of trees and stump grinding is all part of the service. This may not be the case for other builders and demolition companies so be sure to ask.

How do you manage dust?

Dust is kept to a minimum at all times with the site watered down whilst demolition is in progress.

What about disturbing our neighbours?

It's important to keep your neighbours onside, as generally you live side by side for the majority of your time in the new home. Our demolition partners liaise with the neighbours to ensure a smooth transition.

Do you remove fencing?

Unless otherwise requested, your property's fencing will remain where it is. If it needs to be removed and it affects the neighbour's property, a BA20A form will need to be completed with the approval of the neighbouring owners (we will let you know when this needs to happen).

Is the quote all-inclusive?

At Webb & Brown-Neaves, the quote you receive is a fixed-price quote, ensuring for complete peace of mind knowing everything that needs to be taken care of, will be.

Is it more expensive than building on another block of land?

At around \$25,000*, a standard demolish and build (Perth) can actually be a more affordable option than buying another block. You save on paying a host of fees like stamp duty, taxes and site fees, and forego the expense and hassle of selling your existing home (agent fees, advertising, repairs etc.).

Can I re-use the existing footings?

Unfortunately we are unable to re-use the existing footings as we build everything from the ground up to satisfy all engineering and quality requirements, which results in our excellent structural warranties and guarantees.

How long will I have to move out for?

From the time you vacate your existing home, the demolition process generally takes about four to six weeks for completion. You will need to plan for temporary living arrangements from this period, right through the time it takes to build your new home.

Will I need extra council approvals?

Yes, it will require both council approval and a demolition license (which usually takes seven to fourteen days to be approved depending on your council).

What are the advantages of going through a company like Webb & Brown-Neaves?

As experts in demolish and build, we provide the complete solution by taking care of everything. You can expect a hassle-free, streamlined process, with no unexpected blowouts.





Your complete
DEMOLISH
& **BUILD** *service*

From surveys to siteworks, we take care of every step so your journey feels seamless from start to finish including;

- We carefully assess the site and organise initial survey.
- We discuss the possibilities and potential of your site with you and recommend a home design that suits your lifestyle.
- We provide easy-to-understand quotes and agree on a fixed price building contract, so there's no hidden surprises down the track.
- We organise all permits, shire planning and building approvals.
- We coordinate the demolition of your existing home (unless you decide to engage your own contractor).
- We integrate siteworks and building processes for maximum efficiency and minimum inconvenience to bring you the best price possible.

Ready to **BEGIN** *your* **JOURNEY?**

Now that you're across the demolish and build process, it's time to take the next step with confidence. At Webb & Brown-Neaves, we bring design vision, planning expertise and construction excellence together — guiding you seamlessly from first sketch to final handover.

Your new home will be shaped by our in-house design team and built to the highest standard, complete with premium inclusions and the assurance of our 25-Year Structural Warranty. From site assessment and approvals through to the finishing touches, you'll be supported by the best in the business — so your focus stays on the home you've always imagined.

**Contact us today and let's begin your journey on
9208 9000 or info@wbhomes.com.au**





WELCOME *to beautiful*

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