

# Your Guide to Knock Down Rebuild

A step-by-step guide to knocking down your existing home and building a brand-new home on your own land





## Contents

Making your KDR dream a reality .....	Page 3
A Builder You Can Trust .....	Page 5
Buildsure .....	Page 7
Getting Started .....	Page 9
Know Your Budget .....	Page 11
Home Purchase Options .....	Page 13
Our 5 step process to Knock Down .....	Page 15
What You Should Know .....	Page 17
Build Areas .....	Page 19
Demolition Tips .....	Page 21

The Eden Brae Homes Knock Down Rebuild Guide is published by Eden Brae Homes. Although the information in this publication has been researched and presented with due care and attention, Eden Brae Homes take no responsibility for errors or omissions. No part of this publication may be reproduced without the written permission of the publisher. Effective October 2022.

## Making your Knock Down Rebuild dream a reality

You love your local community, your family and friends are close by, your kids go to school down the road or you may work close to home. There is just one hitch - you have outgrown your home.

A Knock Down Rebuild (KDR) may just be the perfect solution versus considering investing in a major renovations project. A brand new home that perfectly matches your desired lifestyle, right where you want to live may be the best option for the future.

The team at Eden Brae Homes is on hand to guide you through the entire KDR process, from your initial site assessment through to your post move-in warranty inspection. You'll know exactly what to expect and when to expect it, every stage of our fully transparent Knock Down Rebuild process.

We look forward to helping you build your dream home.

Eden Brae Homes. It's where you want to live.



# AUSTRALIA'S MOST PROFESSIONAL HOME BUILDER



Recognised by Industry Leading Bodies - HIA & MBA



## A Builder You Can Trust

Eden Brae Homes has been a builder of choice for thousands of families, first home buyers and investors seeking to build high quality and contemporary homes.

What sets us apart is our enviable reputation supported by our 4-star gold independent iCIRT rating from Equifax, our unique Buildsure Guarantee, and leading industry body recognition as Australia's Most Professional Home Builder by the Housing Industry Association (HIA) & Master Builder Association (MBA).

As a leading home builder with the financial capacity, experience and capability of delivering you a beautiful home, you can enjoy unparalleled confidence and assurance when you choose to build with Eden Brae Homes.

**We stand by our word.**

**Compare the Eden Brae difference.**



The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at [www.buildrating.com](http://www.buildrating.com). Please scan the QR code for further information on this particular iCIRT star-rating.

# Build with Confidence.

Our **Buildsure™ Guarantee**, combined with our 4-Star Gold **iCIRT** rating, ensures you can enjoy unparalleled confidence and assurance when choosing **Eden Brae Homes**.



**iCIRT** is an independent star-rating assessment that helps consumers find a trusted builder who has shown they have the capital, capability and experience to deliver quality buildings you can trust.

- ✓ NSW Government initiative in partnership with Equifax Australasia Credit Ratings.
- ✓ Independent assessment across six categories including: Capability, Conduct, Character, Capacity, Capital and Counterparties.
- ✓ Performance measures include: project data, building performance, insurance claims, license checks, industry awards, trading partners, payment performance, credit records, financial data, related parties and criminal history.



Our **Buildsure™ Guarantee** is our commitment to a smooth and hassle-free build process from your initial design consultation, through to planning and construction, handover and beyond into your structural warranty period.

- ✓ 18 Months Price Lockdown<sup>1</sup>
- ✓ Fixed Price Contract<sup>2</sup>
- ✓ BuildWatch<sup>3</sup>: Complete, round-the-clock progress transparency
- ✓ Limited Housing Starts and Forecast Start Date<sup>4</sup>
- ✓ Independent Quality Inspections and Accredited Quality System
- ✓ Rental Guarantee<sup>5</sup>

## BUSINESS MANAGEMENT & FINANCIAL STABILITY

The solid business foundations and financial strength of Eden Brae Homes has been proudly recognised as industry leading by both the **Housing Industry Association** and the **Master Builders Association**.



TERMS & CONDITIONS: The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at www.buildrating.com. Please scan the QR code for further information on this particular iCIRT star-rating. All further structural guarantees are in accordance with Statutory requirements. 1. Price Lock Down: In addition to our standard 12 months, start dates can be further extended by up to 6 months at an additional cost. Refer to Price Lock Down brochure for current rates. 2: Applies to exclusive EBH House and Land Packages and Essentials Package during construction. 3: BuildWatch allocation is subject to area internet connectivity. 4 Start Date subject to client, developer and council meeting timeframes including but not limited to land registration, tender and contract signing in accordance with our Procedure of Purchase, developer and council approval. 5: Rent up to \$650 per week maximum. Conditions apply. Eden Brae reserves the right to change or withdraw from this offer without notice or obligations. Eden Brae Homes Licence Number: 120300C. Effective October 2022.

## 7 SIMPLE QUESTIONS YOU SHOULD ASK EVERY BUILDER

- Q1. IS YOUR CONTRACT PRICE AND SITE COSTS FIXED AND WILL THERE BE INCREASES BEYOND YOUR BUDGET?**  
**EDEN BRAE:** Eden Brae offers 18 months price protection – 12 months included as standard, additional 6 months capped pricing available.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_
- Q2. HOW LONG IS THE CONTRACT PRICE VALID FOR AND DOES IT MEET YOUR TIMEFRAME? IF NOT, WHAT WILL THE INCREASE IN PRICE BE?**  
**EDEN BRAE:** Eden Brae offers fixed price contract including engineer designed Class 'M' slab as standard.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_
- Q3. DOES THE BUILDER HAVE AN ACCREDITED QUALITY SYSTEM AND ARE THEIR QUALITY INSPECTIONS REALLY INDEPENDENT?**  
**EDEN BRAE:** Eden Brae Homes has the highest level quality accreditation and supports this with independent inspections by Tyrrells Property Inspections.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_
- Q4. WHEN WILL YOUR HOUSE START? DOES THE BUILDER HAVE THE CAPACITY TO BUILD YOUR HOME TO THE REQUIRED QUALITY & TIMEFRAME?**  
**EDEN BRAE:** Eden Brae forecasts an allocated site start date when you pay your preliminary fee and limits the number of homes built each month.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_
- Q5. DOES YOUR BUILDER PROVIDE 24 HOUR UPDATES ON THE PROGRESS OF YOUR NEW HOME?**  
**EDEN BRAE:** Eden Brae provides round the clock access to the progress of your new home with our BuildWatch onsite camera and myedenbrae Portal.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_
- Q6. HOW MUCH WILL THE BUILDER PAY IF THEY DON'T FINISH ON TIME?**  
**EDEN BRAE:** Eden Brae offers a rental guarantee of \$650 per week.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_
- Q7. DOES THE BUILDER HAVE SOLID BUSINESS AND FINANCIAL STRENGTH?**  
**EDEN BRAE:** Eden Brae has been independently accredited with a 4-star gold iCIRT rating by Equifax.  
 Other Builder: \_\_\_\_\_ Other Builder: \_\_\_\_\_



## Getting Started

A great way to get started is to take a look at our exclusive range of award-winning new home designs and select the option that best suits your lifestyle.

When one of our experienced Sales Consultants has provided guidance on the right design for your new home, our team will work with you to arrange an initial FREE site inspection to determine the suitability of your site.

Once we have council approval, you can demolish your existing home and begin the construction on your new home.

Of course, we will be right there with you to guide you at each stage, so you have peace of mind for a smoother build process.



## Know Your Budget

The best way to determine your budget is to discuss it with your bank or lending institution. They will be able to guide you and determine your borrowing capacity based on your annual income and deposit amount.

The value of the existing property and any equity will also be taken into account when determining your borrowing capacity.

Choosing between a fixed or variable home loan rate will make a huge difference in the amount of interest you need to pay in your monthly repayments. Choosing the right home loan now could save you thousands of dollars down the track.

With so many loans to choose from, however, it can be difficult to know where to start.

To make your life easier and save you time, we've cut through the jargon and put together a quick summary of home loan options worth considering.

Visit our website [www.edenbraehomes.com.au](http://www.edenbraehomes.com.au) for all the information you need when considering a Knock Down Rebuild project.

**Tips:** Don't forget to factor in costs such as demolishing the existing home and considering additional rental costs if you need to live elsewhere during the construction period.



Want to know more about building a home?

Why not come along to our **FREE** monthly information sessions.

Register on [www.edenbraehomes.com.au](http://www.edenbraehomes.com.au)



# Eden Brae Homes Purchase Price Options

## Base Price option

The Base Price will assist you in comparing our designs with other builders who only provide a price based on the standard floorplan and inclusions and don't include the standard building fees or any site costs.

## Essentials Package Price option

Eden Brae's Essentials Package is an easy and convenient way of completing your home. Our Essentials Package price includes standard building fees and site costs and assists you to establish a budget to build on your land. Our superior buying capacity enables us to pass the cost savings onto you and includes:

- Standard site costs and connection of services <sup>1</sup>
- Engineer Designed 'M' class concrete slab
- Standard council fees and requirements <sup>2</sup>
- Environmental Management and Work Health and Safety requirements
- Selected BASIX package including rainwater tank <sup>3</sup>

- Selection of floor tiles to entry, kitchen, meals and family room <sup>4</sup>
- Selection of quality wool blend sisal carpet to balance of home
- Insulation to walls and ceiling (excluding garage)
- Roof sarking
- Alarm system
- Remote controlled garage door
- Plain concrete slab to alfresco (where applicable)

Essentials package house price is applicable to standard specification for relevant series, standard floor plan and no charge façade. 1: Site costs are an approximation and allow for a flat block up to 600m2 with a 5.5m front setback to garage., "M" class slab with standard piling. Excludes rock removal, piling upgrade, import/export fill, dropped edge beams, additional concrete pumps, hydraulic designs, difficult site access fees, other council / statutory body's requirements. All site costs are subject to a soil test, survey and contour plan. 2: Nominated council areas in Greenfield sites. Includes site safety fencing, all weather access, siltation control and garbage disposal area. Geographic restrictions apply. Additional delivery, labour charges and zone allowances may apply in some areas. 3: BASIX costs include all energy and water saving measures, x1 round 3000 litre rainwater tank, final assessment is subject to house type, orientation and gas availability. 4: Tiles (Up to 450mm x 450mm) and carpet to be selected from Eden Brae Homes standard builders range. Décor items NOT included are brick upgrades, applied finishes, roof upgrades, alarm, dishwasher, air conditioner, spa, built in furniture, upgraded floor coverings, light fittings, kitchen and bathroom upgrades, downlights, fireplace, bi-fold doors, feature walls, window coverings, landscaping, external paving, driveway, irrigation, decking, retaining walls, pergolas, clothes line, CBUS and rainwater tanks are not included. Unless noted, no concrete slab or pad will be provided to any external areas. Eden Brae reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation.







## Our 5 step process to knocking down your existing home and building new

### Step 1: Sales to Tender

A \$1,450 preliminary fee is paid for your new home. This is non-refundable and will be deducted from your final contract price.

We arrange for a soil test, survey and contour plan on your building lot, then prepare a fixed price tender which is presented to you at the Eden Brae Homes Head Office during business hours (Mon-Fri).

### Step 2: Tender Acceptance

The tender presentation is where we discuss with you the soil and survey reports, the positioning of your new home on your block, and the site works required. The tender will also include all changes that you had requested at the point of sale. Upon acceptance of your new home tender you pay a \$2,500 Tender Acceptance Fee (non-refundable) for your house plans to be prepared.

### Step 3: Contract Signed

The contract is signed and a 5% deposit of the Contract price (*less previously paid fees*) is paid. We prepare your contract plans and contract for you to sign so we can proceed to the Approvals stage.

### Step 4: Pre-lodgement & Approvals

After you have signed your Contract we then book your appointment for Studio Eden. This is where you make your colour selections, kitchen and bathroom choices, and any other interior or exterior options you may wish to include in your new home.

We prepare and lodge documents for the approvals required for us to commence construction of your new home:

- Basix approval
- Developer approval (*if applicable*)
- Council DA and approval
- Waterboard approval
- Other statutory requirements

### Step 5: Site Start

Once we have received the letter from your finance authority to commence construction, we:

- Complete the final construction and engineering plans
- Place orders for materials
- Commence construction on your land – “site start”

All you have to do from this point is make progress payments as per the following schedule: (*Payment 1 has already been made at this point in time*):

- 5% deposit (*less previously paid fees*)
- Slab – 20%
- Frame – 25%
- Brickwork – 20%
- Completion of linings – 20%
- Completion – 10%

### Then MOVE IN!

Unlike many builders, Eden Brae Homes forecasts and provide the allocated start and completion dates\*, so you know exactly when you can move in.

Now you can...

- Book service connections
- Cancel services at your current address and request a final bill
- Organise your house and contents insurance
- Book your removal company or truck hire
- And finally, book your house warming party – it’s time to enjoy!

\*Subject to approval of relevant council



**Want to know more about building a home?**  
 Why not come along to our **FREE** monthly information sessions.  
 Register on [www.edenbraehomes.com.au](http://www.edenbraehomes.com.au)

## What you should know about Knock Down Rebuild

**Knocking down an existing older home and replacing it with a new one is a sensible and an exciting decision. As part of the project, it helps to understand that building in an established council area can present a different set of requirements and challenges than those in new estates.**

**Some of the requirements for consideration include the following:**

### Free Site Appraisal

Eden Brae's team will organise a free site appraisal that will provide you with important site information for the block of land you are looking to develop before proceeding to the next step of obtaining a fixed pricer tender.

### Section 10.7 certificate

This certificate should be obtained for ALL Knock Down Rebuild jobs. It discloses, among other things, information about a property such as

- Ability to assess under the NSW Housing Code
- Bushfire, flood, heritage or any other affectation
- The permissible zoning

### Stormwater Treatment

Increasingly more council areas now require a Hydraulic engineer design for treating stormwater. This will require hydraulic design for any of the following:

- On Site Detention system (OSD)
- On Site Absorption system (OSA)
- Charge system

In addition, land that drains below road, towards the rear, may require an easement letter from downstream neighbours, prior to council granting approval for an appropriate stormwater design.

### Flood affectations

Low lying, coastal or other areas identified by council may be flood affected requiring flood studies, raising the floor levels to your home and the use of site specific building materials.

### Demolition

It is imperative that owners do not demolish the existing home on the property until final approval has been received. A separate demolition application is required to be submitted to council by the home owner, for the removal of any existing dwelling. Demolition can proceed after receipt of approval for the new dwelling.

### Difficult site access

Overhead power lines, land with tight accessibility, battle axe lots or main road locations etc, will require specific measures at an additional cost.

### Existing Services

Availability, location and the condition of existing essential services such as gas, sewer and power need to be considered.

### Survey to Australian Height Datum (AHD)

An AHD survey is more comprehensive than a standard boundary survey referencing the minimum recorded levels required.

### Other council and other statutory authorities regulations

A town planner will assist in the management of council development control plan and site specific advice. Approval timeframes will vary from those in new estates. An additional management fee will apply to all KDR jobs\*.

### Part Build Areas

As part of our growth strategy and quality control, the areas in which Eden Brae build in are limited. Eden Brae currently:

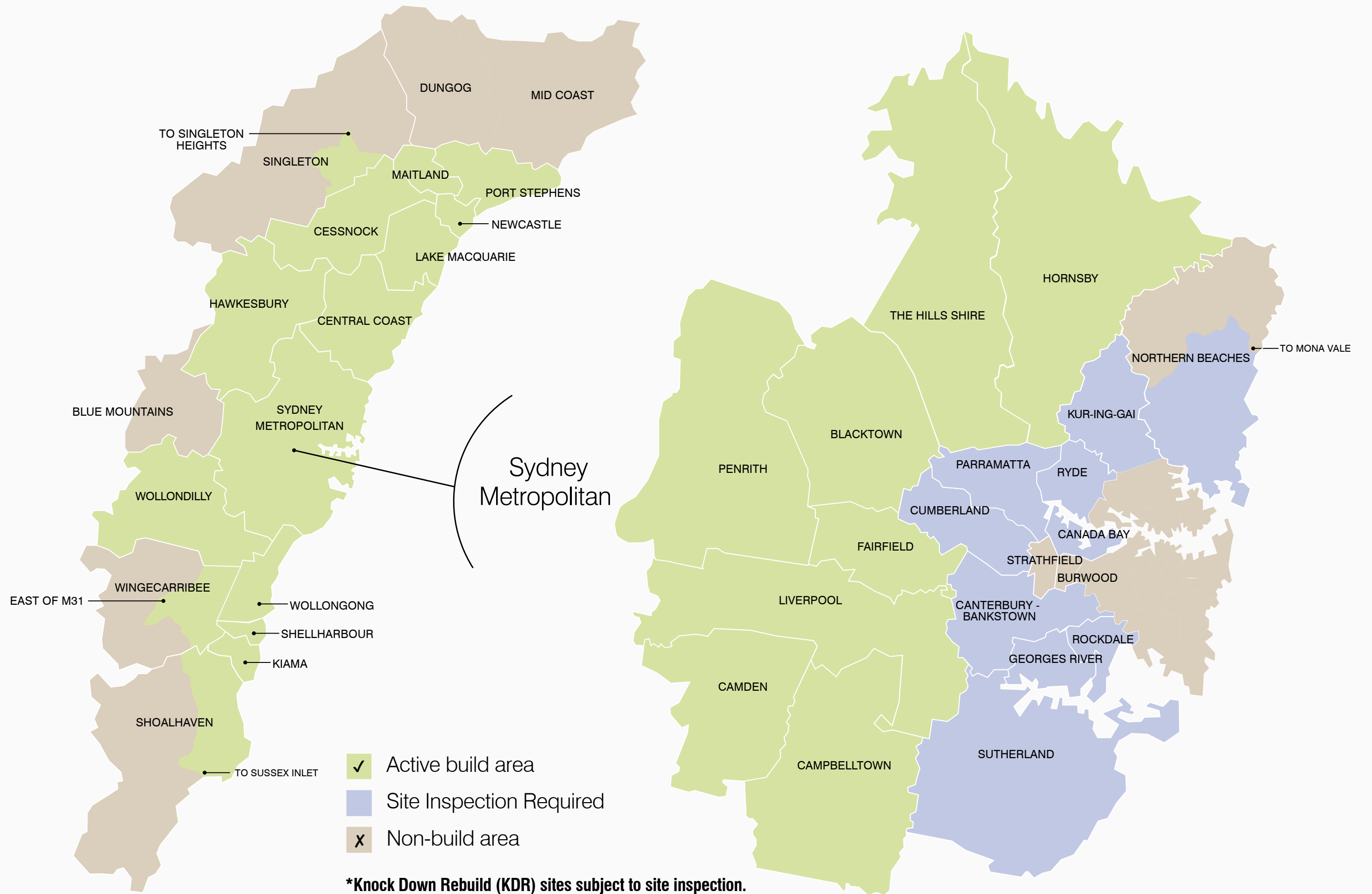
- Do not build in certain councils **OR**
- Apply an area surcharge to build in selected councils areas^

NOTE: This document should be read in conjunction with our Procedure of Purchase and BuildSure documents and be guided by the terms and conditions contained therein. \*Refer to our build area map at [edenbraehomes.com.au/why-choose-eden-brae/where-we-build/](http://edenbraehomes.com.au/why-choose-eden-brae/where-we-build/). Builders Licence Number 120300C. Effective October 2022.

## Build Areas

We build in many great locations across Sydney's metropolitan and regional council areas.

We also build in the council zones on the Central Coast, Newcastle and Hunter regions.



## Demolition Tips

We have highlighted a few tips for you to consider when looking to demolish:

### **When should you demolish your home?**

Before you call your local demolition contractor, make sure that you have finalised your plans and specifications in your building agreement and your new home has been approved by Council. You will also need a demolition permit from Council. Eden Brae will guide you on when the right time is.

### **What will your demolition costs be?**

Ensure that you include the cost of the demolition in your overall knock down rebuild home budget. Ask your demolition contractor to visit your site first and provide you with a comprehensive quote. The quote should be detailed and include absolutely everything in the demolition project. This includes such variables as cost of permits, cost of labour and equipment, cost of removing materials and estimated worth of salvageable items.

### **Choosing a demolition contractor**

It pays to shop around so do your research before choosing a demolition contractor. Your demolition company should also have a solid plan in place for dealing with the resulting dirt and dust of demolishing your old home so that your neighbours are not inconvenienced too much. You can also let your neighbours know of the date of the demolition so that they can prepare by closing their windows and taking in laundry etc.





Recognised by Industry Leading Bodies - HIA & MBA

