

AUSMAR

KNOCK DOWN REBUILD GUIDE





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WHY KNOCK DOWN AND REBUILD?

Build your dream home in your dream location.

Love your current location but your home is no longer meeting your needs? A Knock Down Rebuild with AUSMAR allows you to create a brand-new home designed specifically for your lifestyle, all while staying in the neighbourhood you love. Whether you're looking to upsize for a growing family, downsize for a simpler life, or simply want a fresh start with a modern design, AUSMAR can help you achieve your dream home without the hassle of relocating.

Benefits of choosing an AUSMAR Knock Down Rebuild over buying a new home or renovating?

Knock Down Rebuild offers several advantages:

Personalisation - Create a home tailored to your unique lifestyle in the location you love.

Modern amenities - Incorporate the latest Smart Home technologies and energy-efficient features.

Long-term savings - Enjoy reduced maintenance costs and lower energy bills. Plus, you'll save on stamp duty compared to purchasing a new home.



THE AUSMAR DIFFERENCE

Your trusted partner in building



Building **trust**, one home at a time

We believe a strong community is built on trust, and we strive to earn that trust with every home we build. Our commitment to open communication, transparency and client satisfaction has fostered a loyal community of happy homeowners who proudly recommend AUSMAR to their friends and family.

Established more than **30 years** ago in Cooroy

AUSMAR is a locally owned and operated business that has been building quality homes across the Sunshine Coast since 1993. Our commitment to quality, value and transparency remains the same whether we're building a first home or forever home.

Winners of more than **80 awards**

AUSMAR consistently wins awards in recognition of our design, quality and workmanship. We've been awarded for homes under \$200,000 through to commercial developments up to \$50 million, demonstrating our commitment to excellence regardless of budget. We are the only Sunshine Coast builder to have been awarded the industry's highest accolade of Australia's Most Professional Small/Medium Builder by the HIA for two years in a row.

Our team has helped **raise \$2m+** for Wishlist

AUSMAR - with the backing of local tradies, suppliers and community - has delivered more than \$2m of value to the hospital and health service in this region over the past 12 years, helping the Sunshine Coast and Gympie's local hospital charity Wishlist to improve services, buy equipment and accommodate families in their time of need.

We **donate building material** for people in need

AUSMAR partners with social change makers, Hope Nation, to help build homes for people in need - particularly victims of domestic violence. Surplus building material is donated to Hope Nation who use it to build tiny homes for members of our community in need of safe shelter.

YOUR DREAM HOME, BACKED BY AUSMAR'S EXPERIENCE

Did you know AUSMAR has been building homes for more than three decades? We are a trusted, local builder you can rely on.

We provide transparent quotations, assist with your home design requirements, guide you through colour selection and manage all building approvals. Our friendly team will explain each step as we bring your Knock Down Rebuild to life.

With AUSMAR, the Knock Down Rebuild process is effortless.

Our team will help determine the perfect home design for your land, maximising natural light and energy efficiency.

During the assessment, we review:

- Planning regulations, flood and acoustic requirements.
- Street frontage and block depth.
- Setback requirements and land slope.
- Optimal home orientation for natural light.
- Existing service locations (easements, water, sewer, power).
- Street access for construction.
- Power supply and drainage requirements.
- Remaining structures and neighbouring properties (pools, sheds, etc.).

**Speak with your New Home Consultant to book
in your complimentary site assessment.**



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ESSENTIAL CONSIDERATIONS BEFORE YOU START

Key factors for a smooth Knock Down Rebuild

To ensure a smooth and successful Knock Down Rebuild journey, it's crucial to be well-prepared.

Here are some key factors to consider before you begin:

- 1 COUNCIL REQUIREMENTS**

Research and understand your local council's regulations, zoning restrictions and any specific requirements for knock down rebuild projects. Our experienced team can assist you with this.
- 2 PROPERTY IDENTIFICATION SURVEY**

We can help obtain an up-to-date survey of your land to accurately determine property boundaries as these can move over time and the survey will identify any potential issues such as easements.
- 3 LIVING ARRANGEMENTS**

You will need to plan for alternative accommodation during the demolition and construction of your new home.
- 4 DEMOLITION COSTS**

Research and obtain quotes from reputable demolition companies who are licensed and insured. Be sure to ask about their experience with similar projects and their approach to site preparation and rubbish removal.

 - Confirm that the quote includes disconnection of services (plumbing and electrical), or if you'll need to hire separate contractors for these tasks.
 - It is common for older homes to contain hazardous materials such as asbestos. It's important to ensure the demolition contractor is licensed to handle and dispose of them safely as this could be an additional cost to you. A licensed contractor can provide an asbestos clearance certificate upon completion.
- 5 TRAFFIC MANAGEMENT**

We will determine if traffic management plans are necessary based on your location, street access and potential disruptions during construction. Parking for trades and larger deliveries also need to be considered.

YOUR KNOCK DOWN REBUILD JOURNEY WITH AUSMAR

8-step Guide to Knock Down and Rebuild

A typical Knock Down Rebuild with AUSMAR follows eight key steps. Our tried-and-true method gets you into your new home sooner.

STEP 01 PROVISIONAL SALES ESTIMATE

Your AUSMAR Consultant will guide you through finding a suitable home design for your site after preliminary investigations have been completed. After a comprehensive site assessment, we'll work together to create a plan that complements your lifestyle and budget. Secure your new home dream with an initial deposit to have your preliminary plans and pricing prepared by our drafting and estimating teams.



STEP 03 CONTRACT AGREEMENT

Our team will prepare your contract documents including working drawings, specification, engineering slab design and your final fixed price. You'll review and sign your contract documents, then pay the balance of your 5% deposit.



STEP 05 BUILDING APPROVAL AND DEMOLITION

Our team will handle all necessary building approvals and keep you updated throughout the entire process. By now you should have selected your demolition contractor and organised disconnection of power and a temporary power pole. Your Construction Client Liaison Officer will assist you for the remainder of your build journey. You'll make progress payments at the nominated construction stages as outlined in your contract.

Note: To ensure a smooth process, we recommend finalising contracts and finance before demolition. Our expert team will conduct a pre-lodgement review to guarantee your new home complies with all regulations.



STEP 07 HANDOVER

Get ready to move in! You'll attend a Practical Completion Inspection and arrange final payment before handover day. We'll meet you onsite to handover your keys and warranty information as you celebrate moving into your new home!



STEP 02 NEW HOME PROPOSAL

We will present our findings and drafted plans with accurate pricing. We'll set up your online portal and present your updated plans and pricing with any minor changes you have made. You'll prepare your financial documents and pay a further small deposit to proceed to contract stage.



STEP 04 COLOUR SELECTION

We'll book your colour selection appointment, guide you through the selections and prepare any necessary building approval documentation. Come prepared for your colour appointment with design inspiration and be ready to finalise your selections with the guidance of an AUSMAR Design Expert.



STEP 06 CONSTRUCTION

We'll forward the Building Approval to you and your financier to release the Authority to Commence Construction. Your Site Supervisor will meet you onsite at four key milestones and be available throughout your build to answer any questions. You'll make progress payments at the nominated construction stages as outlined in your contract.



STEP 08 AFTER CARE

Our After Care team will contact you to arrange a 12-month statutory warranty inspection for non-structural defects. It's a good idea to document any minor defects throughout the year so any issues can be quickly resolved.





ATELIER DESIGN STUDIO

Personalise your new home

Knock Down Rebuild clients can enjoy the benefit of building a truly personalised home with a full colour selection experience at our Atelier Design Studio in Maroochydore. Guided by our expert design team and tailored to your needs, you'll view meticulously crafted colour palettes alongside samples of every available finishing detail. From the texture of your flooring to the uniqueness of your natural stone, an Atelier appointment helps you to make informed decisions that reflect your dream home vision. This streamlined approach eliminates the need for multiple visits to various showrooms, ensuring a seamless and efficient design process.

Design by DCM Building Design, built by AUSMAR.

FREQUENTLY ASKED QUESTIONS

Your Knock Down Rebuild questions answered



Design by DCM Building Design, built by AUSMAR.

Have questions about your Knock Down Rebuild project? We've answered common queries about the process, timelines, costs and more. From understanding Council regulations to navigating financing options, we've compiled essential information to help you feel confident and informed every step of the way. If you don't find the answer you're looking for, our team of New Home Consultants is here to help.

What are the main benefits of choosing an AUSMAR Knock Down Rebuild over buying a new home or renovating?

Knock Down Rebuild offers several advantages:

- Location: You get to stay in your preferred neighbourhood, close to school, work and community.
- Customisation: You have complete control over the design and features within your new home.
- Cost-effectiveness: It can be more affordable than buying a new home, especially when considering stamp duty savings.
- Modern living: You get a brand-new home with the latest technology, energy efficiency and design trends.

How long does the entire Knock Down Rebuild process typically take?

The timeline varies depending on factors like Council approvals, site complexity and the chosen home design. However, as a guide it generally takes 12-18 months from sign up to finish.

Can I keep my existing pool or landscaping during the rebuild?

In many cases, yes, however we will discuss your preferences early on as it may impact the home design, site preparation and build timeframes. Pools must be completely drained with a hard lid installed to help protect them during construction.

What happens to my existing home during the demolition process?

Your existing home will be safely demolished by a licensed contractor. Materials may be recycled or disposed of responsibly.

Will I need to move out during the entire construction process?

Yes. You'll need to find alternative accommodation during demolition and construction.

What if I change my mind about the design or finishes during the process?

It's best to finalise your choices early on, but some flexibility may be possible depending on the construction stage.

What happens after my new home is completed?

AUSMAR will provide a comprehensive handover process, including a walkthrough of your new home and explanations of all features and systems. You'll also receive our Home Owners Guide for your peace of mind.

Can I build a standard home or a custom home?

We offer a range of standard home designs that are popular and proven, which can be a great starting point if you're looking for a streamlined building process. However, if you have specific ideas or needs for your new home, we also offer the flexibility to customise a design to perfectly suit your lifestyle and preferences. It all depends on what you're looking for in your new home.

Will my existing land be suitable for a Knock Down Rebuild?

In most cases, yes! One of the great advantages of a Knock Down Rebuild is that it allows you to make the most of your existing land, even if it's larger or has a unique shape that wouldn't suit a typical new build estate. Our team will conduct a thorough site assessment to ensure your land is suitable and to help you choose a design that complements its features beautifully.

Is a Knock Down Rebuild more affordable than renovating and extending my current home?

Knock Down Rebuilds can often be a more cost-effective option than extensive renovations and extensions. With renovations, you may encounter hidden costs and unexpected structural issues that can drive up the price. A Knock Down Rebuild gives you a fresh start, allowing for better budget control and often a faster completion time.

How can a Knock Down Rebuild future-proof my home?

When you build new, you can incorporate the latest design trends, energy-efficient technologies and modern liveability standards. This means your home will not only meet your current needs but also be well-equipped for the future, potentially increasing its value and appeal down the line. For example, with a Knock Down Rebuild, we can ensure your new home includes step-free access, wider doorways and hallways, ground-level toilets with increased space and step-free showers. These features enhance accessibility and adaptability, making your home comfortable and safe for years to come, regardless of any changes in your needs or abilities.

Can I build a duplex on my existing land if the zoning changes or I want to make the most of my block?

Potentially, yes! Duplexes can be a fantastic way to maximise the value of a larger block or take advantage of favourable zoning changes. If you're considering this option, our team can help you assess the feasibility of duplexing your land, taking into account local regulations, site conditions and your investment goals.



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