

KNOCK DOWN & REBUILD GUIDE

Insider knowledge from an established Adelaide builder





WELCOME

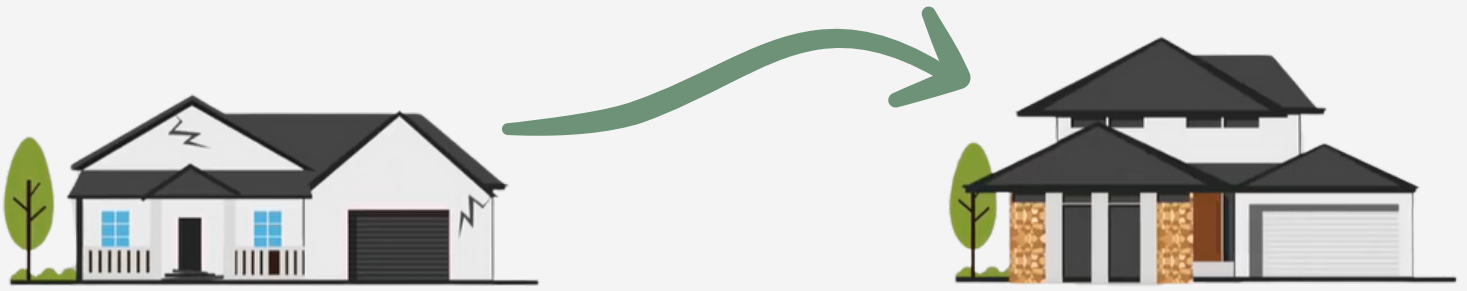
Whether it's the suburb you live in and love, or the area you can't wait to call home, sometimes a home renovation is simply not enough. We all know the type; a home that wasn't looked after, not built to stand the test of time, or a mismatched house that just doesn't work. Sometimes, the best way forward is to start fresh, with a knock-down and rebuild.

This free guide will explain step-by-step key elements to consider, and what's really involved with a knock-down rebuild project.

Best part? We do this all the time at Regent Homes, so we're sharing our first-hand experiences and insider knowledge from our 30+ years of experience.

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Regent Homes



PARTNER WITH SOMEONE YOU TRUST

Whether you're thinking of including a subdivision in your project, or simply replacing old with new - make sure you engage a building partner you trust to manage this process with you.

From council applications, public notifications, engineers, surveyors, architects, designers, and more. Your investment in your home is important, and it's something you want treated with care and correctly to avoid costly mistakes.





COMPREHENSIVE SITE ASSESSMENT

To be able to truly consider your building possibilities, you need to understand what can be achieved on your unique block.

Before designing your new home, you'll need to consider:



GRADIENT OF THE LAND



SIGNIFICANT TREES



**NEIGHBORING PROPERTY
FENCES**



**GAS & ELECTRICAL SERVICE
ABOLISHMENTS**



**EASEMENTS &
ENCUMBRANCES**



COUNCIL REQUIREMENTS



BRING YOUR VISION TO LIFE

2

Work with an architect, building designer, or builder to draw up your home.

At Regent Homes, you'll work directly with our design team to create your dream home.

We use cutting-edge technology to visualize everything in 3D, so you can have an amazing Virtual Reality experience in our purpose-built Envision design studio to really get a feel for how those spaces will work.

We know how important it is to get the design just right!

Some key design aspects to consider:

- Orientation
- Natural Light
- Roof Design (Stormwater and Solar)
- Privacy
- Shape & Gradient of Land
- Furniture Sizes & Placement
- Energy Efficiency
- Layout and Flow
- Functionality
- Ventilation
- Site Coverage

TOUR YOUR HOME
IN AMAZING VR



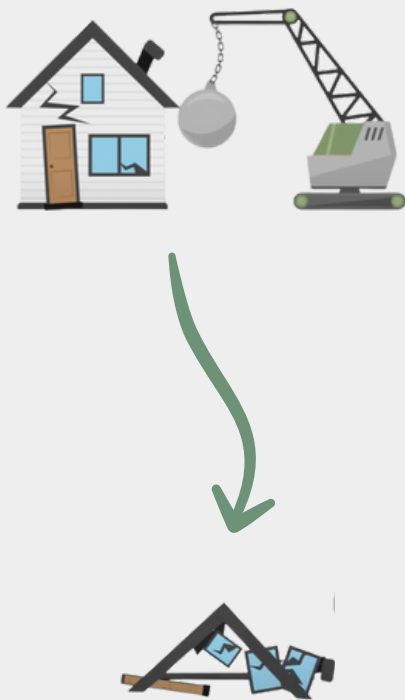
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BUILDING
FORMALITIES

4

DEMOLITION &
PRE-CONSTRUCTION

Select a reliable and trusted demolition company to clear your site efficiently and safely while respecting your neighbors.



After demolition is complete, it's time to organise excavation and site works to prepare your land for construction.

This includes:

Site scraping: This removes the top layer of earth from the land, including any surface vegetation.

Cut and fill: This excavation method strips layers from the earth and can include grading.

Retaining Walls: These might be required to create a building 'pad' before your builder can start onsite.



PRE-BUILD CHECKLIST

NAVIGATE THROUGH EACH SECTION AND MARK THE CHECKBOX NEXT TO EACH STATEMENT UPON COMPLETION.

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ENGAGE A TRUSTED BUILDER

APPROVALS

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PLANNING APPROVAL

☐

BUILDING RULES CONSENT

☐

DEVELOPMENT APPROVAL

☐

ENCUMBRANCE APPROVAL
(IF APPLICABLE)

☐

FINANCE APPROVAL
(IF APPLICABLE)

DOCUMENTATION

☐

FINAL PLANS

☐

ENGINEERING

☐

TIMBER FRAME LAYOUT &
CALCULATIONS

☐

SELECTIONS

☐

BUILD CONTRACT & ALL
VARIATIONS

SITE PREP

☐

TENANCY FINISHED
(IF APPLICABLE)

☐

SERVICES ABOLISHED

☐

DEMOLITION COMPLETED

☐

SITE SCRAPED

☐

NECESSARY RETAINING
WALLS / FENCING
COMPLETED
(IF APPLICABLE)

MISC.

☐

FIND RENTAL OR STAY WITH
FAMILY
(IF APPLICABLE)

☐

DECIDE ON A POOL AND
ADVISE THE BUILDER - THIS
MIGHT NEED TO GO IN
BEFORE CONSTRUCTION IF
YOU HAVE LIMITED ACCESS
(IF APPLICABLE)

☐

LANDSCAPING PLAN

BUILD YOUR HOME

5



By this time, you should have all your formal approvals in place; being:

- Planning Approval
- Building Rules Consent
- Development Approval

All your building selections should be locked in with your interior designer, and any financial requirements through your financier or bank have been approved.

Now is the most exciting part of the building journey as you watch your home come to life!

You should be able to expect regular site meetings and direct communication with your construction supervisor and readily access all your construction documentation.

At Regent Homes, we offer a digital 'customer portal,' so you can access all your latest documents and track your build progress whenever and wherever you are.



The 'My Home' Portal by Regent Homes gives you access to everything you need, when you need it! One location for all of your important documentation, real-time progress updates, photos and FAQs.





Handover at your new home is a day you'll remember forever, and you can now start enjoying the lifestyle you've been dreaming about!

Taking on a knock-down-rebuild project can be a lot, but thankfully it can be stress free when you partner with the right team.

When you partner with Regent Homes, we manage the entire process for you, right from step one. So you can enjoy the fun parts, and focus on what really matters.

Create your forever home with award winning designers and take advantage of our 30+ years of industry relationships to get you the best possible outcome for your new home.

The best thing is; we know exactly what needs to be done and can do the heavy lifting for you.

