

Demolish and Build – Hints and Tips

When engaging a demolition contractor to remove your old home and clear the land ready for your new home, it's important that you have an 'all inclusive' quote that details exactly what has been allowed for to ensure that everything is covered off and nothing is missed. Here are a few tips and questions to ask your demolition contractor.

Tip 1: What's staying and what's going

To compare one contractor quote against another, you should provide the contractor with a 'scope of work' to be carried out including everything you would like removed (or retained) from the block both above and below the ground. These could include

- Trees and shrubs including stumps and root matter (mark any trees you would like to retain)
- Sheds and out buildings
- Pools
- Old septic tanks, soak wells and disused plumbing pipes
- Building materials you may want to reuse, recycle or sell off yourself
- Council crossover

Tip 2: Demolition permit and service disconnections

Be sure that your contractor clearly stipulates who will be responsible for organising and paying for the following items

- Demolition permit application fee
- Disconnection, cutting and sealing of the sewer line
- Decommissioning and removal of septic tanks (if applicable)
- Disconnection and removal of power and gas meter
- Disconnection of the telephone service
- Termination of water service at existing meter

Tip 3: Other fees and charges

There are often other fees and charges that may be required when applying for a demolition permit from the local council or that simply are not allowed for in a contractors quote. Other items could include:

- Heritage listing clearance (if applicable)
- Council footpath and verge bonds during the demolition phase
- Verge tree protection or pruning for heavy vehicle access
- Concrete cutting and sawing of driveways if necessary
- Removal of boundary fences if required
- Water consumption during demolition. Watering keeps dust down during demolition
- Engineering or propping up affected structures and buildings
- Dilapidation reports of neighbouring properties
- Compaction of the cleared site after demolition

Tip 4: Getting the timing right

Equally important as the content of the quote is the timing of the demolition works to be carried out. It is advisable that no works commence on site until **'Development Approval'** from the council has been received for your new home.

This will minimise the downtime between vacating the old property and the demolition phase and ensure a seamless integration with the construction of your new home with your builder.

Generally, the entire process from vacating the old home to completion of demolition should take **4 – 6 weeks** in total but check with your demolition contractor and have them confirm it for you.

In most cases (particularly if financing the project) once the old home is vacated, the clock starts ticking as rental income ceases and interest starts accumulating. It's important to partner with a builder who can help coordinate the building phase with your contractor to keep the costs and time frames to an absolute minimum.

In summary, **Novus Homes** understand the importance of being organised and in control of the demolition process and how it can impact on building time frames and costs.

To help avoid some of the challenges and pitfalls, we can provide a **'Demolition Checklist'** for you to use when engaging your contractor to help keep the project on track and on budget. Alternatively, **Novus Homes** can help coordinate the entire demolition process on your behalf and make sure everything runs smoothly from start to finish.

Speak to a Novus Homes Consultant today about your next project.



PO Box 773 Balcatta WA 6914

32 Mumford Place Balcatta WA 6021

T: 08 9240 8001

www.novushomes.com.au

Builder Reg: 8967