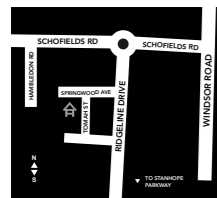


**DISPLAY CENTRES
OPEN 7 DAYS
10am to 5pm**



CENTRAL COAST
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NSW 2259
P. 4394 0821
E. woongarahsales@allworthhomes.com.au



SYDNEY NORTH WEST
Tomah St, The Ponds
NSW 2769
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E. thepondssales@allworthhomes.com.au



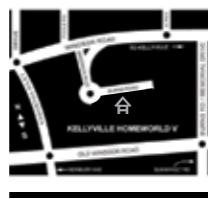
SOUTHERN HIGHLANDS
Renwick Drive, Renwick (Mittagong)
NSW 2575
P. 4871 0048
E. renwicksales@allworthhomes.com.au



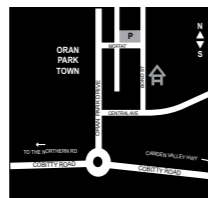
SHOALHAVEN
Twin Waters Estate, Firetail St,
South Nowra NSW 2541
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NEWCASTLE
Redtail St, Chisholm
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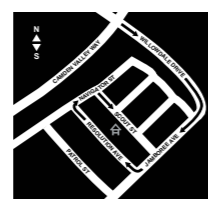
SYDNEY NORTH WEST
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ALLWORTH'S EASY GUIDE FOR KNOCK-DOWN REBUILDS



Knock-down rebuilds VS renovating

Your house is getting too small, or maybe a bit outdated - but you love the area! What are your choices? It's a common problem facing growing families: what to do when they outgrow the home? If you choose to move, you will be faced with all those associated costs such as stamp duty, solicitor's fees and moving expenses.

You could renovate the home by adding bedrooms, living spaces and changing kitchen and bathrooms to meet current trends. This can get costly. At times renovating seems the best bet rather than building an entire home from scratch, but is it? This is something that many people are asking today.

So why not just knock the whole place down and build a completely new property on the existing site? You already have a great block of land, so why not utilise it? Re-building on your existing property could be beneficial in the long run, financially and logistically. It's short term pain, for long term gain.

The most important first step in deciding whether it's re-build or renovate is to do your sums

- Consider the sale price of your home as is and relocation to a home you aspire to in the area. With stamp duty and legals included - what would it cost?
- With that budget, could you renovate to achieve your goals? Will a renovated home in your area fetch the resale price you hope for - is it a good investment?

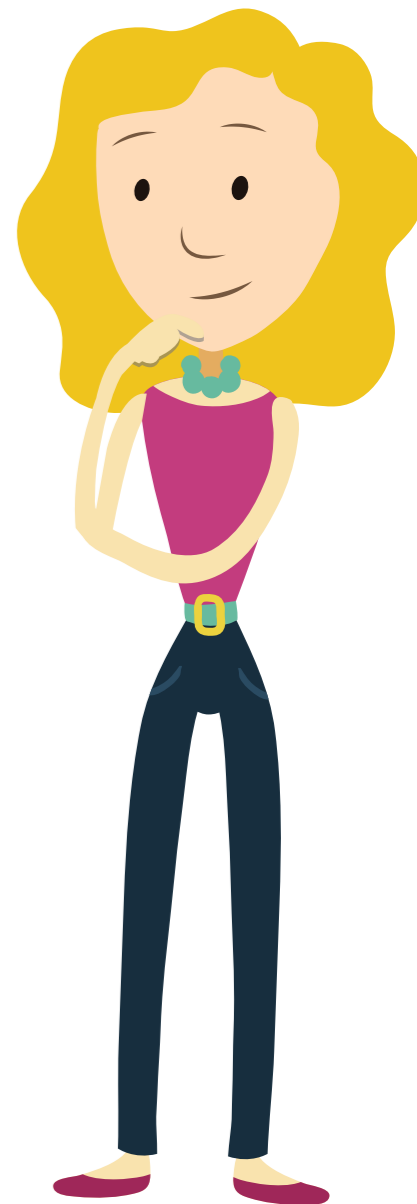
Traditionally knocking down and rebuilding will cost a little more - but a brand new home in an established area is gold. If you plan a long-term stay there is no better investment.



Benefits of a knock-down re-build

- Stay where you are in a beautiful new home, with all the modern trimmings.
- You get all the benefits of building a more energy efficient home.
- No real-estate fees - everything is done on your terms.
- No compromises, choose a design to suit your needs.
- New everything! No maintenance hassles.
- Great resale value.

When you make your decision, be on the front foot and prepared to get moving! Once the council applications are approved your builder will want to start. You'll be surprised how quickly the time comes when you'll need to be packing.



The Allworth process of a knock-down rebuild

There are a number of things you'll need to do before Allworth can start building.

Below is a helpful guide as to the general process of a knock-down re-build. As always we're here to help with any questions you have along the way.

1. Choose an accredited demolition contractor

So you've done your research on what new home you need to build so now it's time to carefully choose your demolisher. Call around a few places that demolish in your council area. Make sure you ask plenty of questions about their process, cost and timeframes. You have to feel as every bit comfortable with your demolisher as you are with your home builder.

Once you're happy with the quote and the contractor and before you can sign the building agreement(contract), you'll need to get approval to demolish your old home. This is an application that can be submitted to your local Council directly. You can access these applications from the Council themselves or via a Private Certifier who can prepare an application and notify Council on your behalf.

Most demolition contractors will offer this service - or you can do it yourself.

2. Applying for the demolition approval

There are many crucial bits of information that need to be provided when you're applying for demolition approval. Read over it carefully and be sure to ask any questions to either your contracted demolisher or your Allworth New Home Consultant.

- You'll need to include a demolition plan outlining the building(s) that are to be demolished and noting the services to the home that needs to be disconnected. Allworth Homes can supply a copy of the site survey for this purpose.
- Provide proof of ownership of the land. If you've lived there a while, your local council will have you recorded as the owner. If you have recently purchased the property, a settlement letter from your solicitor or conveyancer will be appropriate.
- Get a Section 149 Certificate. This is available over the counter at Council which indicates the 'zoning' your property is in.
- Prepare a waste management plan. This should include proposed methods of disposal of materials. If you're unsure of what to include in this, perhaps a quick call to the council on what methods are available to hire etc. Your demolition contractor will also help with this.
- You also must provide the insurance details for the licenced contractor carrying out the demolition works.

3. A date with your demolisher

At this stage you're now ready to book a date with your demolisher! When you've done this, you'll need to advise us of the estimated completion date. Then we will put your new home build contracts together and book an appointment for you to come and sign them.

Also, at this stage its crucially important that you have moved out of your current residence into your pre-arranged temporary accommodation. This is when the action really starts happening and progress can start on the build of your brand new home!

Before Allworth Homes can commence the build, we'll need to inspect the site after the demolition. We will need a clearance certificate from the demolisher stating the site is free of contaminated material before we can start.

Your contract build time will start when we have checked that the site is cleared and safe to work on. Please now refer to 'stage 7' in the 'Steps to building your dream home' guide. Exciting times ahead now.

A few notes about services (power and water)

Most of the power authorities require 3-4 weeks' notice to disconnect.

Often the existing water meter will be in the wrong spot for the new home. Be sure your demolisher disconnects the water service back to the main.

Your existing electrical meters will need to be handed to the power authority before new ones can be issued.



Owners Checklist

APPOINT A DEMOLITION
CONTRACTOR

ACQUIRE DEMOLITION APPROVAL

ARRANGE ALTERNATE
ACCOMMODATION

SIGN YOUR BUILDING
AGREEMENTS

PRESENT YOUR CLEARANCE
CERTIFICATE



STEPS TO BUILDING YOUR DREAM HOME

At Allworth Homes, we pride ourselves in providing a seamless journey to building your brand new home. Whether you're a first home buyer, investor, upsizing or downsizing, building a home is a big deal. We realise how exciting and challenging the process can be sometimes so we aim to make it as easy as possible for you.

These are our steps to building your dream home.

1 RESEARCH:

There is lots of homework involved to decide on your new home. You need to choose whether you'd like to build a double or single storey, what kind of design suits you best, how much you want to spend – the list goes on. We encourage all of our customers to really look at all options before making the final decision on what to be quoted for. Our new home consultants are trained to work with you to find the best possible option, so don't be afraid to ask lots of questions!

2 QUOTE:

Once you've decided on your new home design, it's time to crunch the numbers and sort out the logistics for your knock-down rebuild. Our site supervisors will visit your land to conduct a detailed assessment, we will also get a Registered Surveyor on site to determine levels and placement of the home. Our estimator will prepare an itemised quotation for your new home consultant to present to you.

3 DEPOSIT:

Once you've accepted your new home quotation, you'll pay an initial deposit and finalise any variations you may have.

4 ADMIN AND APPROVALS:

Our drafting team will go ahead and draw up your architectural plans and your sales associate will arrange a meeting to present these to you. Once you've signed off on your plans, we prepare all documentation needed for approval with your local council etc.

5 COLOURS:

Whilst your plans are awaiting approval, you will need to complete your colour selections. An appointment will be arranged with an experienced Colour Selection Coordinator to assist you in completing the colour selection documentation.

6 FINAL APPROVALS AND CONTRACTS:

When we receive your approved building plans, we arrange for the Principal Certifying Authority (PCA) to issue a construction certificate. Your customer service officer will contact you to arrange a time to sign the building contract so we can get the construction underway.

7 CONSTRUCTION STARTS:

Once we've determined that your site is now suitable for construction, we will get started. We'll contact you at specific stages to inspect the works. Your dedicated construction supervisor will monitor your build very closely.

8 COMPLETION AND MOVE IN!:

On completion of your new home, your construction supervisor will arrange a final handover inspection. You then arrange for the final payment and collect your keys for your shiny new home. Your home will come complete with an Allworth 'thank you' gift basket. Then it's all up to you to make your house a home – celebrate and enjoy this wonderful experience. We also love to hear about your experience with us, so our team will be in touch for some feedback – but we'll let you settle in first.