



DEMOLISH AND BUILD GUIDE

**WB**  
WEBB & BROWN-NEAVES



THE DEMOLITION PROCESS MIGHT SEEM A LITTLE DAUNTING AT FIRST, BUT WE HELP MAKE IT SIMPLE BY PROVIDING ALL THE GUIDANCE YOU NEED.

Here's what to expect once you've decided to embark on your own exciting demolish and build journey.





## WHY DEMOLISH AND BUILD?

- Staying at the same address means you preserve the equity in your land.
- It also means you avoid paying stamp duty and selling costs too.
- You'll be able to tailor your new home to suit your lifestyle, and enjoy all the latest trends and designs.
- By modernising your home, you may increase your home's resale value.
- Building with an award winning builder.
- We integrate siteworks and building processes for maximum efficiency and minimum inconvenience to bring you the best price possible.





# WHAT YOU CAN EXPECT IN THE DEMOLISH AND BUILD JOURNEY

1

## START YOUR DEMOLISH & BUILD

Love your location and lifestyle but want to replace your old home with a brand new Webb & Brown-Neaves home? Let the demolish and build journey begin!

2

## FINANCE PRE-APPROVAL

If you're financing your demolition and build, our finance partners at Resolve Finance recommend getting finance pre-approval early which can assist you when you set your budget.

**TIP:** When planning your budget, remember the total cost of a demolish and build (Perth) includes any rental arrangements needed, on top of the demolition, site works and home construction.

3

## SITE ASSESSMENT

Here you'll join your WB Building & Design Consultant and Site Start Manager for a visit to your site. We'll help you overcome any potential challenges (anything from obstructing power poles to council timeframes), as well as identifying the relevant design considerations for your site.

4

## HOME DESIGN

Your experienced WB Building & Design Consultant and very own in house Designer will sit down with you and listen, absorbing everything there is to know about your lifestyle, vision and what you're trying to achieve in your new home for a detailed brief to begin the design process.

5

## QUOTE

Now that we have a thorough understanding of your project's scope, including what new home design you want to build, we can organise a quote for your demolition through our demolition partners. We'll also prepare the documentation you'll need at this point.

**TIP:** We'll help you compile a list of anything you want to keep, remove or recycle (like trees, shrubs, pools, sheds, doors and windows) and identify them in your contract so everything is carried out to perfection.





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### DEMOLITION LICENCE, SERVICE DISCONNECTIONS AND CONTRACTS

Once you have accepted the demolition quote and authorised your new home build, we'll help you complete all the relevant documentation that is required in order for our contractor to obtain a demolition licence from your local council – these documents are legally required to demolish a home. Approval usually takes 6 weeks (depending on the local council). Throughout this time we will also be helping you through your Selection Meeting which is where you choose all the fixtures and fittings for your new home - a very exciting time.

**TIME SAVING TIP:** Webb & Brown-Neaves will liaise with our demolition partners on your behalf, advising on timings to ensure everything is on track.

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### VACATING THE HOME

Say goodbye to your old house. Now's the time to call on that favour your friend owes you (or organise a removalist) to help you move all your personal belongings and furniture to your temporary residence. Be sure to contact your electrical and gas service providers to request final meter readings and close your accounts. We will advise you when this is required.

**TIP:** To avoid any demolition mishaps, be sure to clearly mark anything you want to retain on the block with visible tape before you leave.

8

### PEST CONTROL

The home will be locked up, with rooms and the ceiling space baited to exterminate any pests. Once finished, we'll help coordinate your local government authority to complete the house inspection.

9

### DISCONNECTING SERVICES

Our demolition partners will return all water pipes and telephone services back to their entry points, while a licenced plumber 'cuts and seals' the existing sewer line (disconnection notices are sent to council). Disconnection notices will also be sent to your gas and electricity service providers to request meter removals. Run on a septic tank system? Our demolition partners will have them pumped, removed and back filled, then notify your council for you.

10

### DEMOLITION LICENCE

Our demolition partners will lodge your completed demolition licence form, together with your service disconnection notices and pest control report. The timeframe on this part of your demolish and build journey will depend on the shire timeframes as well as your service provider for disconnections.

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### DEMOLITION STAGE I

Once your demolition permit is issued and all services such as power and gas meters have been removed, it's green light to go! Our demolition partners will first remove any salvageable items and correctly dispose of any hazardous items, such as asbestos.







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### DEMOLITION STAGE II

Time to call in the heavy machinery and clear out the site. Trees, roots and vegetation will all be removed from the building envelope, while fence line trees are sawn at ground level and stump grinded (post demolition).

13

### CONGRATULATIONS! YOUR NEW HOME AWAITS

With your site cleared, we're now ready to bring your new home vision to life! As your home takes shape, you will hear from us every two weeks regularly to keep you updated on how your brand new home is progressing and to answer any questions you may have.

At Webb & Brown-Neaves, our demolish and build is more than just a service – it's an entire solution. We provide answers from the very start of your journey, including providing assistance on sourcing a demolition site for you if needed, and then provide the guidance you need along the way.



# DEMOLISH & BUILD FAQ'S

1

## HOW MUCH DOES A DEMOLITION COST IN PERTH?

A standard demolition is about \$25,000\*. One of the advantages of going through a company like Webb & Brown-Neaves for your demolition is that unexpected items like stumps are covered by a fixed rate demolition, whereas if you go direct there can be unexpected cost blowouts.

When comparing our quote with others, make sure you evaluate the details carefully to confirm the service inclusions are thorough. Items that could be included in the quote include vegetation and roots, swimming pools, removal of asbestos, sheds and other additional buildings, septic tanks, soakwells and council crossovers.

2

## WILL IT TAKE A LOT LONGER TO GET INTO MY NEW HOME BECAUSE OF THE APPROVALS PROCESS?

In actual fact, demolition approval is incorporated into the planning approval application that you will need to make when you build a new home anyway. The demolition itself is quick too – it only takes a couple of days (give or take).

3

## CAN I KEEP SENTIMENTAL ITEMS?

Absolutely. These items need to be removed from the home prior to the demolition company coming to site.

\* Indicative only, dependent on size and complexity of the site.





4

#### DO YOU REMOVE TREES AND GRIND TREE STUMPS?

Yes, for a WB demolition, tree lopping, removal of trees and stump grinding is all part of the service. This may not be the case for other builders and demolition companies so be sure to ask.

5

#### HOW DO YOU MANAGE DUST?

Dust is kept to a minimum at all times with the site watered down whilst demolition is in progress.

6

#### WHAT ABOUT DISTURBING OUR NEIGHBOURS?

It's important to keep your neighbours onside, as generally you live side by side for the majority of your time in the new home. Our demolition partners liaise with the neighbours to ensure a smooth transition.

7

#### DO YOU REMOVE FENCING?

Unless otherwise requested, your property's fencing will remain where it is. If it needs to be removed and it affects the neighbour's property, a BA20A form will need to be completed with the approval of the neighbouring owners (we will let you know when this needs to happen).

8

#### IS THE QUOTE ALL-INCLUSIVE?

At Webb & Brown-Neaves, the quote you receive is a fixed-price quote, ensuring for complete peace of mind knowing everything that needs to be taken care of, will be.



9

#### IS IT MORE EXPENSIVE THAN BUILDING ON ANOTHER BLOCK OF LAND?

At around \$25,000\*, a standard demolish and build (Perth) can actually be a more affordable option than buying another block. You save on paying a host of fees like stamp duty, taxes and site fees, and forego the expense and hassle of selling your existing home (agent fees, advertising, repairs etc.).

10

#### CAN I RE-USE THE EXISTING FOOTINGS?

Unfortunately we are unable to re-use the existing footings as we build everything from the ground up to satisfy all engineering and quality requirements, which results in our excellent structural warranties and guarantees.

11

#### HOW LONG WILL I HAVE TO MOVE OUT FOR?

From the time you vacate your existing home, the demolition process generally takes about four to six weeks for completion. You will need to plan for temporary living arrangements from this period, right through the time it takes to build your new home.

12

#### WILL I NEED EXTRA COUNCIL APPROVALS?

Yes, it will require both council approval and a demolition license (which usually takes seven to fourteen days to be approved depending on your council).

13

#### WHAT ARE THE ADVANTAGES OF GOING THROUGH A COMPANY LIKE WEBB & BROWN-NEAVES?

As experts in demolish and build, we provide the complete solution by taking care of everything. You can expect a hassle-free, streamlined process, with no unexpected blowouts.

\* Indicative only, dependent on size and complexity of the site.



NOW THAT YOU ARE UP TO SPEED WITH THE DEMOLISH AND BUILD PROCESS, LET US HELP YOU THROUGH YOUR BUILDING JOURNEY.

At Webb & Brown-Neaves, we have the design, planning and construction expertise to direct you through the whole journey.

Designed by our experienced in-house team, your new home will be built to the highest standard with only the best inclusions, and backed by our 25 Year Structural Warranty, giving you the peace of mind that we're there if you need us. From the initial site assessment and designs through to approvals and project completion, you'll deal with the best in the business.



## YOUR COMPLETE SERVICE

- We carefully assess the site and organise initial survey.
- We discuss the possibilities and potential of your site with you and recommend a home design that suits your lifestyle.
- We provide easy-to-understand quotes and agree on a fixed price building contract, so there's no hidden surprises down the track.
- We organise all permits, shire planning and building approvals.
- We coordinate the demolition of your existing home (unless you decide to engage your own contractor).
- We integrate siteworks and building processes for maximum efficiency and minimum inconvenience to bring you the best price possible.





Contact one of our Building and Design Consultants today to start your building journey.

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