

boutique
homes

Knockdown
Rebuild

Process guide.





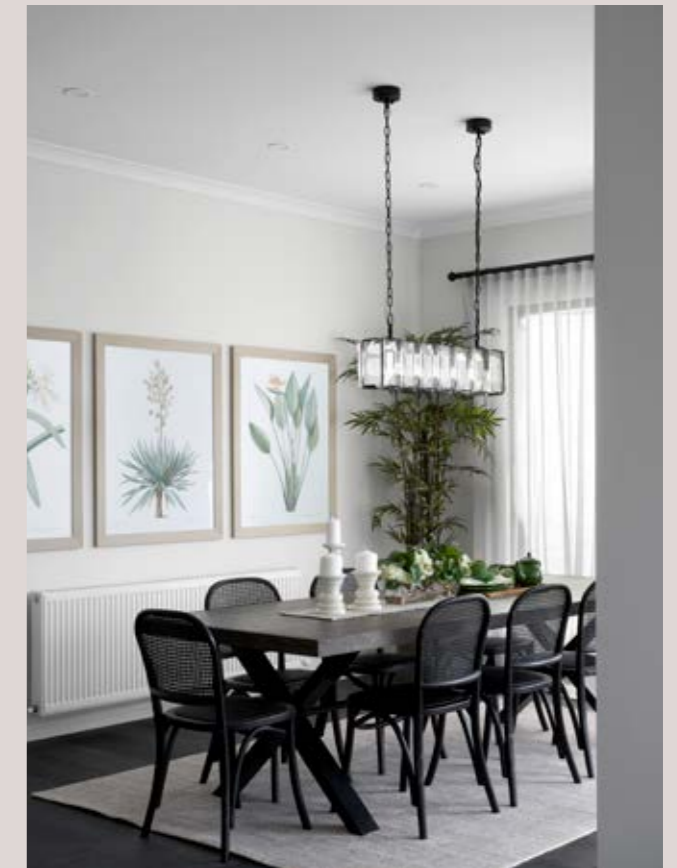
Create your dream home in a neighbourhood you love.

Your Knockdown Rebuild Specialist will work with you to create a home that suits your lifestyle and perfectly complements your neighbourhood.

The experienced project team will be there to guide you through the entire process, providing expert advice and superior solutions at every step.

From site assessment and Council approvals to design and demolition, your dedicated team will take care of everything and provide upfront pricing for total peace of mind.

From architecturally inspired designs, custom selections and quality construction, we'll build you a home you'll love coming home to.



Here are a few reasons that make building with Boutique Homes the right decision:

- Contemporary home designs and facades that lead the market
- Upfront pricing for certainty and peace of mind
- Professionally qualified Interior Design team to guide material and colour selections
- Market-leading standard inclusions and trusted brand partners
- Quality building materials
- 25-year Structural Guarantee and 12-month warranty
- One stop shop: in-house finance and conveyancing through our trusted partner, Resolve Finance
- Proudly part of the ABN Group – Australia's leader in residential construction, property and finance – we have been building quality new homes since 1978.

Your complete, full-service knockdown rebuild.



From site assessment and demolition to building your new home and creating your dream interiors, we take care of it all.

Knockdown Rebuild Specialist Consultation

Our expert team will meet with you to understand your personal requirements and the design vision for your project. Explore flexible design options, custom selections and a range of facades from striking architectural to classic Hamptons.

As a full-service builder, we will also take care of everything from planning applications and demolition, right up to the delivery of driveways and landscaping, to ensure you a hassle-free build from start to finish.

Complimentary Site Assessment

We do things differently at Boutique Homes and that includes a complimentary and comprehensive site assessment by a degree-qualified Site Assessor - before you pay a deposit.

Our Site Assessment Specialists ensure your block and dream home design are compliant with council and building requirements, allowing you to set a budget and timeline, without any surprises. Your initial site assessment includes:

- Site conditions
- Planning permit restrictions etc.

Finance and Conveyancing

Our in-house finance experts, Resolve Finance, can connect you with specialised construction loans for your Knockdown Rebuild and will work closely with your Project team to manage finance approvals and settlement requirements.

Interior Design

Your personal Interior Designer will help guide you in creating the vision for your new home and will work closely with you to select any custom finishes and features.

Approvals

If required, approvals will be managed by your specialist knockdown rebuild project team. Our decades-long experience dealing with local councils ensures a smooth approvals process for your project.

Demolition

Demolition is a complex process so it's important a qualified contractor completes this service to avoid any delays with your build. As part of our full service offering, our expert team offers comprehensive demolition management of your site to make sure your build gets started as scheduled without any hidden cost.

Construction

At Boutique, you'll have direct communication with your Knockdown Rebuild Site Manager who will manage the construction of your new home.





“The floorplan included absolutely everything that we wanted in a home, especially the open plan kitchen, family, and dining area that flows out onto the alfresco. The fact that we can close the front door and switch off from the outside world is the best feeling.”



Lucinda and Brendan built the Montpellier with Hamptons facade

Let's get started
with your new
home.



The journey of building your new home is an exciting one, which is why we have created this guide to help you understand the knockdown rebuild process.

Who will I be dealing with?

When organising finance:

Resolve Finance Consultant if using our in-house finance partner.

Prior to attending your contract signing:

Your Knockdown Rebuild Specialist

Showroom walkthrough & Interior Design

Consultation meeting:

Qualified Knockdown Rebuild Interior Designer

From contract signing to site start:

Customer Experience Coordinator (Pre-Construction)

During construction:

Customer Experience Coordinator (Construction)

Site Manager

After completion of construction:

Warranty Assist Coordinator

Warranty Assist Manager

When can I make changes to the home?

Preliminary Works Contract:

Personalise your home from a range of architecturally inspired facades and floorplan design options.

Interior Design Consultation:

Specifications, colour, floor and wall tiles (no structural changes).

Contract signed:

No further changes after the contract is signed.

Your Knockdown Rebuild Customer Experience Coordinator will provide regular updates on progress by your preferred method of communication.

What payments do I have to make?

\$5,000 at the time of signing a Preliminary Works Contract, 5% deposit at New Home Contract signing (less the \$5,000 already paid) and the following progress payments during construction:

Base slab complete	10%
Frame complete	15%
Lockup complete	35%
Fixing complete	25%
Final handover of keys	10%

How long does it take to build?

Total pre-construction timeframe:

44-55 weeks (Demolition*)

36-40 weeks (Established clear land)

Construction:

Once all essential information has been received, your initial Customer Experience Coordinator will hand your file to the next Customer Experience Coordinator who is specific to the construction phase. They will contact you to advise the date when we will start construction of your new home.

New Home Presentation:

Your Customer Experience Coordinator (Construction) will contact you when your home is ready to be presented.

*Please note: Time taken for pre-construction is dependent on site specific and local authority approvals and planning permits that may be required.

The knockdown rebuild process.

Your experienced Knockdown Rebuild project team will guide you through the entire process, providing expert advice and solutions.

Stage 1

Assess your site and choose your home

1.1 Initial property assessment

Our specialist team will assess your property to understand the physical constraints of the site, the restrictions imposed by local planning schemes and the impact of your neighbouring properties.

1.2 Finance assessment

Your Knockdown Rebuild Specialist can put you in touch with a Resolve Finance Consultant to assist in determining your budget and obtaining the best loan if required.

1.3 New home selection

From what we have identified in the initial property assessment and based on your budget, your Knockdown Rebuild Specialist will assist you to choose your new home from our suite of designs. You can also personalise your chosen home using our menu of design and facade options.

1.4 New home property assessment

Once you have chosen your new home and design options, our specialist team will review the siting and assess its compliance against Rescode (Building Regulations) and the local Council planning scheme. They will also advise of any site-related actions that are required.

1.5 Preliminary Works Contract

Your Knockdown Rebuild Specialist will walk you through the next steps of the new home process, review the selections you have made and explain the extent of any approvals that are required. It is then time to sign your Preliminary Works Contract (PWC) and pay the initial \$5,000 deposit. At this point there are no further structural changes permitted.



Stage 2

HIA Contract Signing

Your HIA contract signing appointment will be conducted virtually by your Knockdown Rebuild Customer Experience Coordinator.

In the lead up to this appointment we start to gather all the site specific detail to form your contract. This includes: Soil Test & Survey, Prelim Engineering, Plumber Hydraulics check, Property Services Info, Demolition Quote, Earthworks Quote & Arborist Reports. With this information we prepare the contract plans. We require 12 weeks from PWC signing to Contract Appointment in order to conduct this preparation.

The contract signing will take approximately 1.5 hours to complete. All parties of the contract will need to be present at the meeting to sign the HIA contract and the 5% Balance of Deposit will be payable within 7 days.

Your Customer Experience Coordinator will be in regular contact up until your contract appointment, where they will be able to answer any queries. Once your contract has been prepared, we'll send you copies of your contract and plans approximately 1 week before your appointment so you have time to review them ahead of signing your HIA contract.

Stage 3 Preparing for your Interior Design Consultation

As part of your new build, you will be assigned your own personal and qualified Interior Designer to guide you in creating the vision for your new home.

Whether you have an appointment in the Palette Showroom in person or via an online Consultation, your Interior Designer will work closely with you to find your perfect style.

Your Interior Designer will be in contact in the lead up to your selection appointment where they will take your brief, arrange your Concept Consultation and ensure that you have access to Palette Online. Our online portal allows you to preview colours, materials and finishes for your new home so you're familiar with the options available ahead of your Interior Design Consultation.

With access to Palette Online you will be able to start to visualise your new home in colour 3D format.



Stage 4 Interior Design Consultation

During your Interior Design Consultation, either in our Palette Showroom or online, your Interior Designer will help you finalise your colour schemes and fixtures. This meeting will take approximately 5 hours. This includes 2-3 hours in the showroom, a break and then 1-2 hours to finalise and sign off your paperwork.

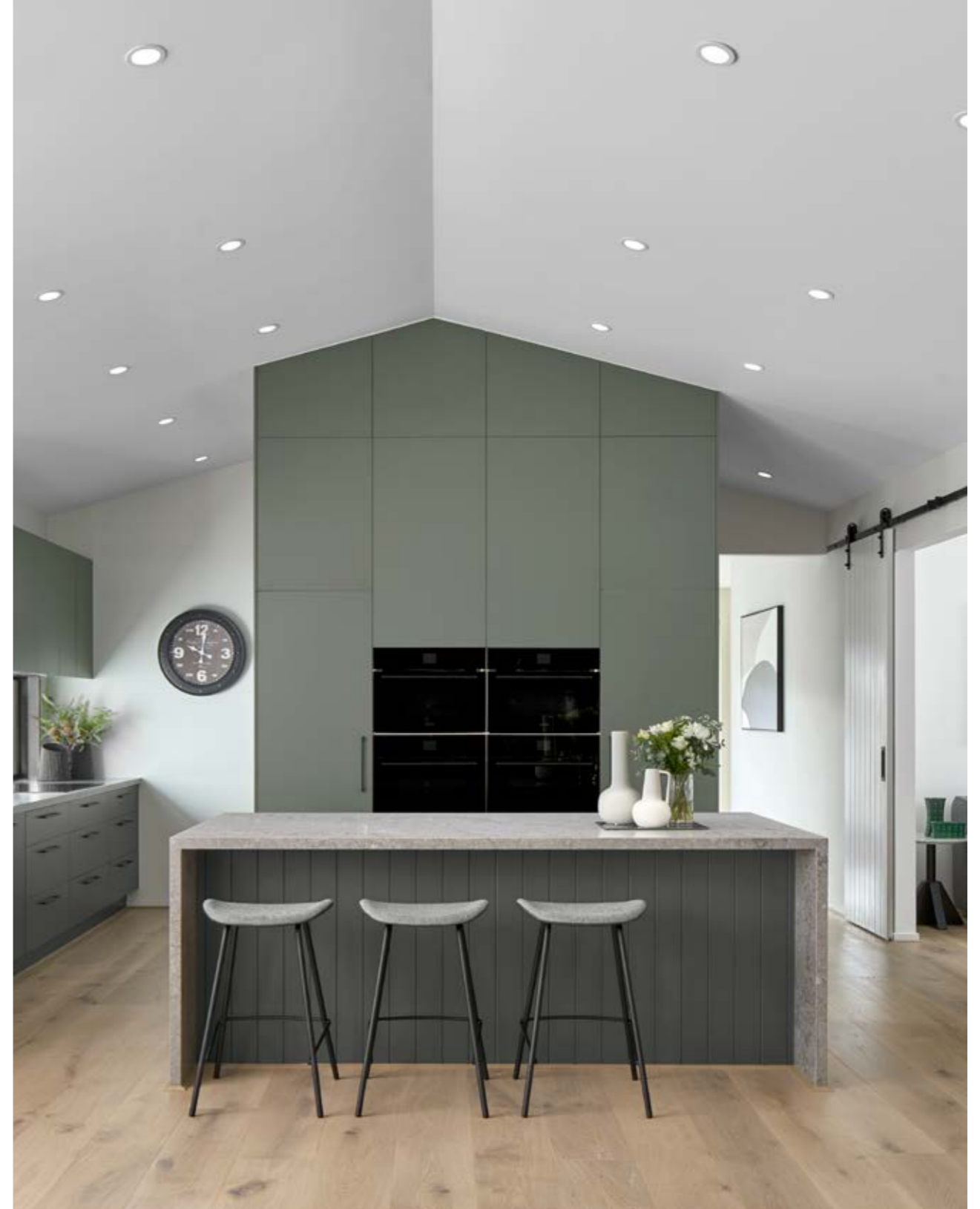
Stage 5 Council approvals

If your new home requires a report and consent or town planning, our specialist team will prepare the necessary plans and provide them to our consultants to lodge and manage through Council. Updates on the progress will be provided during this process by your Prestart Consultant.

Depending on the complexity of the application and the local council approval time frames this process can take:

- Report & Consent (Building Compliance): 2-4 Months
- Planning Permit (Land Overlays): 3-12 Months*

*based on complexity



Stage 6 Demolition

Once all approvals are received we can commence the demolition process. On confirmation that your old home is vacant we will commence the service abolishment process and request a demolition permit. Once these are complete we will demolish your old home, have a new power pit installed and cap off the existing sewer point.

Stage 7 Siting Plans

Once your lot is clear, we will arrange for the final soil test and survey to be carried out and apply the final levels to your siting drawings post-demolition.

Now is the time to finalise your finance approval as construction is due to commence in the coming months.

Stage 8

Final engineering & site inspection

With siting drawings finalised, we can order the Final Engineering based on the final levels. At this time our construction team will complete a final inspection in preparation for construction to commence and ensure the site is ready.

With Final Engineering and Energy Ratings received we can prepare your Final Construction Plans.

Stage 9

Building permit & ordering materials

With all of the hard work behind us, the building permit will be obtained and materials ordered ready for construction of your new home to commence.

You will also have an opportunity to complete a final review to approve your final plans as well as your colour selection documents before construction commences.

Stage 10

Construction

Your Customer Experience Coordinator (Construction) will contact you when it's time to start construction and regularly update you.

A Site Manager will manage all trades and suppliers to ensure construction is completed to our quality standards. Due to OH&S requirements you will need to arrange any site visits through your Customer Experience Coordinator (Construction).

Once your new home is complete it will be presented to you by your Site Manager.

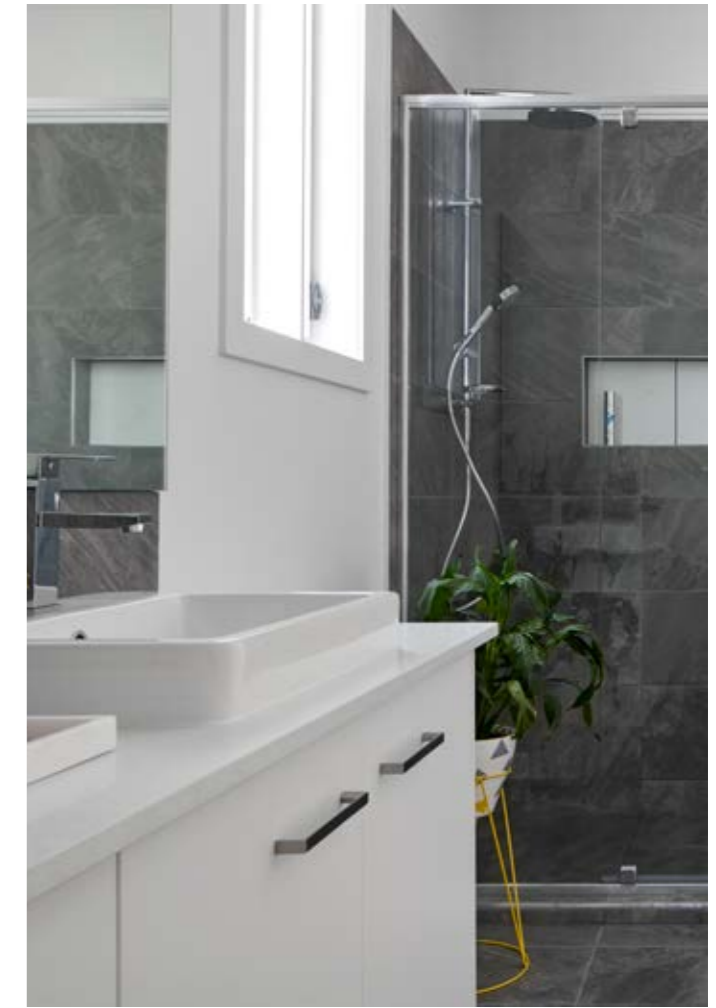
When we have received the final payment, you will receive the keys to your new Boutique home.



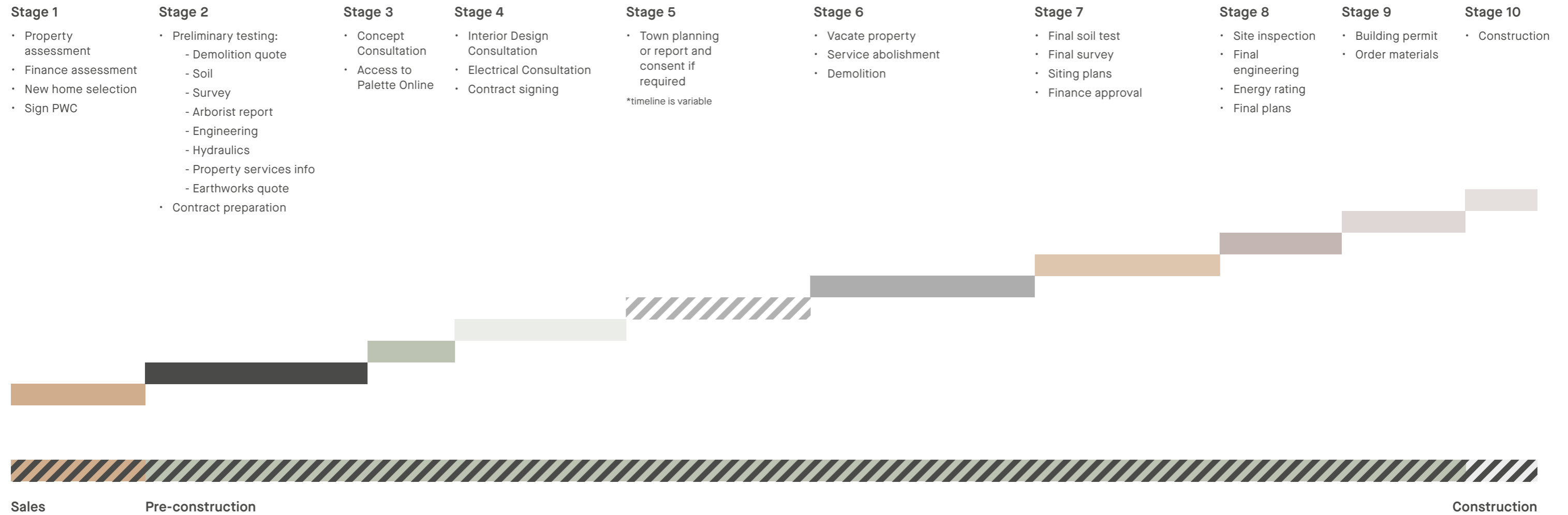
“We are so glad we did a knockdown because there is no way we would’ve been able to afford an established house that looks like this in the Bayside area.”



Emma & Brenden completed a Knockdown Rebuild with the Montpellier 38



Your pre-construction timeline.



Note this process varies in time depending on the complexity of the application and the local councils approval time frames. All information, including timeframes, contained within this brochure was accurate at time of printing. Timeframes are subject to change without notice.



Frequently asked questions.

When do I start the demolition process?

When you build with Boutique Homes, our expert team will take care of the entire process. Your Knockdown Rebuild Customer Experience Coordinator will keep you updated and advise when we're ready to undertake demolition of your property. If you are undertaking the demolition yourself we recommend you do not undertake demolition until all relevant approvals are in place.

What can I expect from a demolition contractor?

Experienced contractors should be able to offer a complete demolition service including:

- Abolishment of services
- Remove asbestos and provide a hygiene certificate
- Remove all debris and clear your block
- Temporary fencing (optional)

How do I know what needs to be demolished?

We will provide a demolition plan in your Contract, you should use this when seeking quotes.

Do I need to arrange temporary fencing?

If you are completing your own demolition, you will need to provide your own temporary fencing.

Boutique Homes will organise temporary fencing for the duration of the build, and during the demolition if we are completing this for you.

Do I need a new underground power pit?

Yes, underground power pits are required to be installed for the connection of power to your new home.

How do I arrange an underground power pit?

The overhead feeder line will need to be removed from the home as part of the abolishment of services. Boutique Homes will complete the applications and organise installation for the underground power pit.

How many phases does my power supply need to be?

A standard power supply is single phase, however if you are installing a pool, spa or refrigerated cooling a three phase power supply may be required. It's best to check these requirements with your Customer Experience Coordinator.



Do I need new fences?

If your existing fences are less than 1.8m high, you will need to install fence extensions or a new fence. The extent of any fencing requirements will be shown on your contract plans.

Do I need a report and consent application?

A report and consent application is required when your new home needs additional approval in regards to building compliance. We will assess your new home to determine if a report and consent application is required and engage our expert consultant to manage the approval process through Council. Where possible we will site your new home to remove the requirement for a report and consent.

How long does a report and consent take?

The timing will vary depending on the exemption being applied for and whether or not we need your neighbours consent to the application. Once the application is made it generally takes 8-12 weeks.

Do I need town planning?

Town Planning is required when the dwelling does not comply with an Overlay that is specific to your land. This is different to a Report & Consent and usually takes longer to obtain through councils.

If required, we will assess the planning controls of your property and site your new home with the aim of not entering into town planning. In some cases town planning cannot be avoided, in these cases we will engage our expert consultant to manage the town planning process.

How long does town planning take?

The timeframe to obtain a planning permit can vary considerably (3-12 months), depending on the reason for applying. If your new home needs to go through the town planning process we will work with our expert consultant to advise you accordingly.

What happens once a planning permit is issued?

Once a town planning permit has been issued it means that the Council has approved the application. It is likely that extra requirements will be imposed on your design (ie. landscape or drainage designs) the delivery of these designs will be managed with the help of our expert consultants.

Have you spoken to anyone about financing your new home?

If yes, please provide your Knockdown Rebuild Specialist with a copy of the pre approval.

If not, our in house finance experts at Resolve Finance will gladly provide you with some advice and assist in finding you the best home loan to suit your needs.

What if my pre approval expires before I receive my contract?

The validity of mortgage pre approval letters can vary between different lenders. Generally a pre approval is valid up to 90 days. If your pre approval has expired, your lender may request an extension assuming your financial situation hasn't changed during the validity period.

Can I demolish before my finance is formally approved?

No, we strongly recommend having your formal finance in place prior to arranging the demolition of your existing property to ensure your lender will provide a sufficient amount to cover the cost of the new build.

When can I arrange a valuation on my existing property that will be demolished?

You may arrange your valuation once you have received a copy of your HIA building contract including your contract plans and Boutique premium inclusions.

What do the valuers take into consideration when completing a valuation?

Valuers will generally take the below points into consideration before providing the final valuation report:

- Architectural style of the home
- Land size / layout of the block
- Location in relation to schools, public transport, shops and amenities
- Number of rooms including bedrooms, bathrooms and the size of the kitchen
- Size and layout of the floorplan
- Standard inclusions of the home e.g. flooring
- Recent comparable sales

When will I receive my fixed price building contract?

We will be able to prepare your HIA building contract once we have received all of the preliminary site information as this will allow us to prepare your contract plans as well as provide you with an accurate site cost amount. Please allow 12 weeks from signing your Preliminary Works Contract to obtain all preliminary information.

What is a provisional sum and will this affect my finance?

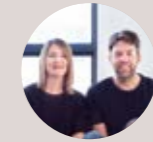
A provisional sum is an amount of money included in the contract sum to cover work or materials, the extent of which cannot be specifically detailed when entering the contract. A provisional sum may be credited back if it is not required via a post contract variation, after the contract has been signed.

This amount may or may not affect your finance depending on your budget as it will be factored into the final contract amount.





“The moment we stepped into Boutique’s Grange we loved it! We loved the expansive entryway with high ceilings and the open plan living with separate living spaces for our family. Once we walked into the master bedroom, we knew it was for us.”



Renee & Bernard completed a Knockdown Rebuild with the Grange 45



We're Listening

Our customers are at the centre of everything we do. That's why your feedback is welcomed at every stage of the journey, even after we've handed over the keys.



Upfront, Always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent throughout.



Raising the Standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout.



12 Month Assist

We offer a superior 12-month Warranty Service so your new home has enough time to settle and experience all four seasons.



25 Year Guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25-year Structural Guarantee.



Building since 1978

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality for over 43 years.