

A man and a woman with curly hair are sitting on a couch, smiling and looking at a laptop screen. The man is wearing a green t-shirt and the woman is wearing a blue denim shirt. They are in a bright, modern living room with large windows in the background.

NEW HOME | same address

Burbank 

KNOCKDOWN REBUILD
- The Guide

TRUSTED BUILDER SINCE 1983





Burbank.



HOME A BIT TIRED?

You can build a brand new look for your old block.

Building a new home on your existing site allows you to improve the value of your property while staying in the neighbourhood you love. You won't have the hassles and expenses that come with selling a property, nor will you have to pay the stamp duty costs associated with buying new.

The best part is you'll have a beautiful, brand new Burbank home to enjoy in the area you love! The team at Burbank will guide you through every step of the process – from organising a recommended demolition service to preparing your site for construction and choosing which Burbank home is perfect for your block.

No matter your requirement, the expert Burbank team will make it happen.

OUR SPECIALIST SERVICES ARE FREE OF CHARGE AND INCLUDE THE FOLLOWING:



A FACE-TO-FACE DESIGN MEETING

At this meeting, you'll have the opportunity to discuss requirements, your budget and desired finishes, as well as the time-frame moving forward. Your knock down rebuild specialist will ask you to actively assist with a number of site related questions that will impact on the time-frame and they'll also discuss the impact and application of planning if required.



AN INVITATION TO ATTEND A NEW HOME ESTIMATE MEETING

This face-to-face meeting will delve into the details of your quote and any questions you may have concerning pricing and the process can be clearly answered. During this meeting, realistic allowances can also be included for items such as site costs, demolition and town planning.



OUR CONSTRUCTION TEAM WILL CONDUCT A PRELIMINARY INSPECTION OF YOUR SITE

After paying your deposit, the Burbank construction team will visit your site to conduct a preliminary inspection on your current land. This service is provided prior to signing the New Home Proposal for your peace of mind.



AN EXPERIENCED TEAM GUIDING YOU

Every situation and site is different. That's why we'll be helping you throughout the sometimes tricky process. Our experienced team will advise you on things like the timing of your home demolition, obtaining town planning permits as well as disconnection of services. We know the processes back to front. After all, we've been building homes since 1983.

THE KNOCK-DOWN REBUILD PROCEDURE

STAGE 1

Your Knock-Down Rebuild (KDRB) consultant will assess your property, help you find the most suitable floorplan and offer free finance consultation.

STAGE 2

Your KDRB consultant will prepare a New Home Estimate (NHE) and house siting. On acceptance of this NHE you will pay a deposit requesting drawings and New Home Proposal (NHP).

STAGE 3

Your KDRB consultant will order preliminary soil tests, site survey and council searches, prior to your drawings and NHP.

STAGE 4

Burbank's construction team will visit your site to determine building requirements and access.

STAGE 5

Your KDRB consultant will present your NHP and drawings. On acceptance of this NHP you will be required to pay an additional deposit requesting the HIA contract with working drawings and you will be contacted by our colour consultant to complete materials and colours.

STAGE 6

Your KDRB consultant will present your HIA contract with your colour selection and working drawings. On acceptance of this contract you will be required to pay the remaining 5% deposit as per the contract.

STAGE 7

Lodgement of plans and documents for council approval and town planning approval if required. Demolition approval will be required before council will issue approved plans for new dwelling.

STAGE 8

On receiving council approved plans, final checks, all documentation and final working drawings will be completed.

STAGE 9

On receiving authority to commence construction from your lending authority, all orders and documentation will be sent to contractors and supplier for the site start of your new Burbank home.



FREQUENTLY ASKED QUESTIONS

WHO DEMOLISHES MY HOME?

Burbank will provide details of professional and reputable demolition providers in order to obtain obligation free quotes. Once you have decided upon your preferred provider, you can arrange the demolition directly with them, which will also include the organisation of all permits, fees and inspections. Alternatively, you can seek quotes from a demolition service provider of your choice.

***Note:** should asbestos be discovered on your site, it will have to be removed in accordance with strict regulations which will result in additional charges and possible delays.

WHAT IS A TOWN PLANNING PERMIT, AND DO I NEED ONE?

A town planning permit is an application to your local council for permission to develop or use land for a particular purpose. This permit may be required in some cases when it comes to knock-down rebuilds. Burbank will be able to check this for you and advise which permits are required. If a town planning permit is required, Burbank will assist in applying with your local council. Please note that timeframes will vary dependent on your council.

WHAT ABOUT DISCONNECTION OF SERVICES?

As the holder of all service accounts, you will need to speak to your service providers to arrange the disconnection of services and the provision for relocated service connection points if required (your demolition provider can assist you with this). You'll then need to supply Burbank with copies of the disconnection of your supply documents from power and gas retailers.

HOW DO I GET STARTED?

It's easy. Simply call us on 13 BURBANK and ask for our knock-down rebuild specialist, or visit one of our display homes to speak to one of our friendly New Home Consultants.

KNOCKDOWN REBUILD - THE GUIDE



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 BurbankLiving

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QUEENSLAND

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