



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 New Home Consultant 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 made for your home.



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 approvals 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 New Home 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

Burbank 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 New Home 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 interior designer to complete materials and colours.

STAGE 6

Your HIA contract is then provided including your drawings and costings. 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 approval of plans.

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?

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 DO I NEED TO HAVE MY NEW BUILD APPROVED?

Our experienced knock down rebuild team will guide you through this process and submit your plans for Development Application (DA) or a Complying Development Certificate (CDC) on your behalf.

WHAT SHOULD I LOOK FOR WHEN RECEIVING A DEMOLITION QUOTE?

It is essential for quotations received to specifically mention the removal of all existing footings and debris from site as well include the abolishment of all exiting services if you are not arranging this yourself.

All required permit and fees should also be included as well as the issuing of all compliance certificates at the completion of the demolition which you will need to forward to us when requested.

CAN I MAKE CHANGES?

Yes, Burbank Homes offer a lot of design options to choose from to help you customise your new home to reflect the way you want to live.

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. 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

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