



COBBLETT

**KNOCKDOWN REBUILD**

THE ULTIMATE GUIDE

## LOVE WHERE YOU LIVE BUT OUT-GROWING YOUR HOME?

FOUND A BLOCK OF LAND IN YOUR IDEAL AREA  
WITH AN UNSUITABLE HOUSE ON IT?  
A KNOCKDOWN REBUILD MAY BE YOUR ANSWER!

With countless benefits, this construction option is incredibly popular amongst clients looking to build a bespoke home in their preferred area. As the Yarra Valley's custom home building specialists, here's our ultimate guide to knocking down and rebuilding your home.



# 1

## WHAT IS A KNOCKDOWN REBUILD?

**As the name suggests, a knockdown rebuild involves the demolition and removal of any existing home on a block of land and the building of something completely new.**

It allows you to stay in the area you love, while designing and building a new home that's perfectly suited to your needs in both the present and future.

However, it's not exactly a case of calling in the wrecking ball, clearing away the debris and starting afresh - there are a few conditions to satisfy before exploring it as an option.

The first is to establish whether your local council or government authority will allow you to knockdown and rebuild at all. Many councils have strict regulations in place as your project can sometimes impact your street or community. We see this most with heritage buildings - if any of the existing property is heritage listed or protected, knocking it down may not be possible.

You will also need to check your block of land has any special conditions applicable with your local council. Otherwise known as a planning certificate, this document will outline all the planning information about your land, including zoning and any limitations that may apply.

This will give you a clear idea of what you can and can't do, meaning no nasty surprises down the line, or additional red tape to cut through. Once you've completed your checks and balances and know that starting afresh is an option, you can start to think about the next steps.



# 2

## LOCATION, LOCATION, LOCATION

**A knockdown rebuild is the easiest way to remain in your neighbourhood, meaning your kids can stay at their schools, you can maintain your relationships with your neighbours and continue to enjoy all the local amenities that you no doubt have come to love.**

It can also be appealing if you're living in an area where house prices are on the rise, as they are likely to continue rising. It would be a fair assumption that any new home will go up in value, increasing your potential for return should you eventually decide to sell.

However, if considering a knockdown rebuild, it's important to consider how you can take full advantage of your location. Before commencing your design, conduct some research into the local area and what is most attractive to potential buyers. While you may not be looking to sell right away, developing an understanding of what could be attractive to others and possibly integrating this into your home design will ensure a higher return should you wish to sell at a later time.





# 3

## COST EFFICIENCY

**At first glance, a knockdown rebuild may appear to be the more expensive option when compared to renovating. However, when you break it down, it can often be the most cost-effective and financially stable construction option. Here's why:**

### NEW FOUNDATIONS

Starting from scratch means introducing completely new foundations, essentially future-proofing your home for decades. Instead of building on top of foundations that are already starting to decay, are un-stable, or insufficient for the new layout, you'll be installing new materials that will reset the clock on the lifetime of your home. This will also lessen the need for structural maintenance down the line.

### REDUCE THE UNKNOWN

While any good builder will always try and eliminate any unknowns during the quoting process, the inherent nature of renovations leaves it most susceptible to hidden issues that may blow your budget. Your builder may discover that there is structural damage from moisture or termites, unsafe wiring, or corroded pipes that will suddenly require additional work.

### NEW TECHNOLOGY

Knocking down and rebuilding a home offers the chance to integrate new technology into your home, providing you with modern conveniences and potentially reducing your living costs. This could include solar panels and powerwalls, smart appliances and automated systems, rainwater tanks and energy-efficient heating and cooling systems.



# 5

## DESIGN YOUR HOME FROM SCRATCH

**Undoubtedly, one of the best benefits of a knockdown rebuild is the opportunity to design your dream home from the ground up. It offers you complete flexibility in terms of layout and design, allowing you to create a home that will suit you and your family's needs both now and in the future.**

For example, if you love entertaining, your design could include an expansive open-plan living with a seamless transition to an outdoor entertaining area, allowing you to welcome guests at any time of the day. If working from home is now a regular occurrence, you could incorporate a study where you can conduct meetings and quietly concentrate during the week, and come the weekend, it can be transformed into a guest bedroom, or a space for hobbies.

Instead of fitting your dream home into the specifications of an existing property, you can create a functional and flexible floor plan, with spacious bedrooms for growing kids, multi-purpose living areas and storage solutions that adapt as you do.



# 4

## MAKE THE MOST OUT OF YOUR BLOCK

**The industry's understanding of building principles has changed significantly over the last century, with more emphasis placed on making the most out of your existing block.**

A knockdown rebuild allows you to take advantage of this, allowing you the opportunity to re-evaluate how to best take advantage of your location and the natural surroundings.

This could mean re-orientating your new home so your living areas benefit from natural light and passive heating from the sun, or configuring a layout to introduce seamless indoor-outdoor living spaces that incorporate any existing trees or views.

# 6

## INTEGRATE SUSTAINABLE DESIGN

A knockdown rebuild offers the perfect opportunity to integrate sustainability into your new home, in the form of both building innovation and the latest technology. From using recycled and sustainable materials during construction, to installing solar panels, there are plenty of initiatives to consider that will reduce the overall environmental impact of your home during the construction and for years to come. This will in turn, reduce your energy bills and lessen the strain on the local area's resources, such as water and energy.

If you're looking for a structured approach to reducing your carbon footprint, you might consider building a Passive House, which works to tried and tested design principles for a high efficiency home. As proud members of the Australian Passive House Association, we're more than happy to guide our clients on this gold standard of building, but understand that this approach doesn't suit everyone's style or budget.

Other sustainable alternatives are to introduce a number of eco-friendly design elements to your new home, like energy-efficient lighting and appliances, temperature-stabilising materials, solar power, rain water tanks, passive heating and cooling or thermally efficient windows.

Similarly, a knockdown rebuild will allow you to introduce smart technology that makes everyday living more convenient, while giving you more control. From automating tasks like opening curtains or turning on sprinklers, to programming smart thermostats to only heat or cool certain rooms, these new home technologies will save you money and time from the moment you start using them. It's also significantly cheaper to integrate this technology during the build, rather than retrofitting it into an existing home, as the wiring can be installed prior to plastering and painting.



# 7

## CHOOSE A REPUTABLE LOCAL BUILDER

**EVEN IF YOU'VE FOUND THE PERFECT BUILDER AND CRAFTED THE PERFECT BUILDING DESIGN, DON'T RUSH TO SIGN YOUR CONTRACT**

The secret to any construction project's success is your choice of builder – it is undoubtedly the one element that can make or break a knockdown rebuild, so it's essential to get it right.

This isn't a decision to rush, so make sure you take the time to conduct proper research into every potential builder, looking for the following:

- ✓ Knowledge of the local area
- ✓ Testimonials from previous clients
- ✓ Quality of past projects (with a portfolio they are happy to share)
- ✓ Positive communication style
- ✓ Transparency and honesty during the quoting and sales process
- ✓ Knowledge of the latest industry developments, including techniques and materials

Considering all of these elements will provide you with a comprehensive idea of how each builder works and how they could best benefit your project. With all of this information to hand, you'll feel best-placed to make the right decision for you and your family.

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**IF YOU'RE LIVING  
IN THE LOCATION YOU LOVE  
AND ARE DREAMING OF A NEW HOME,  
A KNOCKDOWN REBUILD  
COULD BE THE ANSWER**

We'd love to talk with you about your options so get in touch today!



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