

Knockdown and rebuild— demolition information

*Love your location but need to upgrade your home?
Make the smart move. Knockdown your old home
and rebuild a new home with Henley.*

Congratulations on making the smart move to knockdown and rebuild your new home with Henley.

We'll take you through the step by step process which outlines the specific requirements you need to meet when demolishing your current home. Your designated Customer Service Administrator will be your main point of contact throughout this process.

STEP 1. RESEARCH AND PREPARATION

- Speak to your Council and Local Water Authority about your intention to demolish your home and find out relevant details about your land.
 - Obtain an Asset Protection Permit from your council.
 - Find a demolition company.
 1. Demolition Depot - 0417 587 276.
 2. Brechelen Pty Ltd - 0418 347 035
 3. Gravity Demolition - 0419 884 734
- Henley Properties does not endorse these demolition companies. It is up to the client to make an informed decision when choosing a company.
- Request a copy of your Demolition Permit from your demolition company and forward it to us.
 - Disconnect power and gas – your utility company will need time to process your request so organise this in advance.

Tell your demolition company to complete the following:

- Cap sewer connection and remove line from house.
- Cap water meter and tap and remove line from house (water tap and meter to remain on site).
- Cap stormwater (legal point of discharge) and remove line from house.

NOTES

When you speak to your Council and Local Water Authority, try to find out as much information as you can as this will help you to foresee potential issues. In particular, try to determine when sewer lines were installed in your area – this can flag potential future issues such as hidden items in the earth, septic tanks, wells, pools, pipes, etc.

If you pinpoint these issues prior to construction you may avoid the extra cost of removal, and possible reengineering, of your slab design. Please note that council information, or lack of, is not necessarily a reflection of what may or may not be found on site and could impact on any planning overlays.

STEP 2. ASSESSING YOUR LAND

WATER CONNECTIONS

- Do you currently have clay pipes on your land?

If you are unsure, the date your property was established will allow you to determine its water tapping connection – any property established prior to 1989 will generally have clay pipes.
- Does your storm water discharge to the kerb?

If yes, you may require a charged or pump LPOD system. This will be determined by an engineer and is site specific.

NOTES

An additional item will be included in your Tender if you currently have clay pipes. This is to cover the costs of converting your clay pipes to PVC connections.

POWER CONNECTIONS

- Is your power connection currently overhead?

If yes, you will need to arrange for an electricity pit to be installed by an electrical contractor to enable us to run underground power connections.

NOTES

We recommend that you organise the installation of an underground pit as early as possible as it can be time consuming. A costly generator will be required if it is not installed prior to construction.

To organise this, speak to the new connections department of your power company. They will send you a form that will need to be completed to show the amount payable and they will also request a copy of the site plan nominating a preferred location. You will need to let them know that you need an underground power pit installed and obtain the 'Request for underground power' form.

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- Amps – in most cases you will require less than 100 amps.
- Single phase/three phase – If you plan to have refrigerated air conditioning in your home then you should have three phase installed otherwise single phase is sufficient. Please discuss your specific requirements with your power company.



SITE CONSIDERATIONS

- Do you want to retain any trees on your land?

If the house falls within the perimeter of the tree, you may need an arborist report and tree root barriers may need to be installed.

This could be expensive depending on the tree and its proximity to the new home.

- Do you want to retain your fencing?

You will only be permitted to retain your front fencing if the site access width allows for all machinery and vehicles required for construction.

- Is your garage on the boundary?

If yes, it is your responsibility to organise for the removal and re-installation of any affected fences and/or driveways with your neighbours.

NOTES

An additional item will be included in your Tender for a re-establishment survey – This is required for all demolitions as it will indicate clear title boundaries.

Please note that Henley Homes will only build from title boundaries.

Further testings may be required to determine the depths of neighbouring foundations, including but not limited to houses, garages, fences, retaining walls and driveways.



STEP THREE: POST DEMOLITION

- Prepare your land for construction. Ensure all excess soil and rubbish is cleared and grass has been cut.

Tell us when the demolition is complete and we'll organise the second soil test, site survey and re-establishment survey.

- Any adjustment to your Tender Document, or inclusions to drawings, that may be required due to the results of these further testings will be raised as a variation and included in your contract.

