



KNOCKDOWN REBUILD

Essential Guide

built with care

1 Initial Steps

We do things differently at Roc Brescia and that includes a complimentary design consultation and site assessment of your property by our expert knockdown rebuild team. Your Knockdown Rebuild Specialist will complete a thorough preliminary assessment of your block and talk through the vision for your new home including your goals, needs, budget, site and preferred design. The team will review your particular council overlays and residential code, check land title, and review the typography (slope) of your land.

2 Preliminary Process

Upon payment of the \$3,000[^] your project will be submitted to the office and your friendly building administrator will be in contact within 3 business days to introduce themselves and learn a little more about you!

You will meet with our architectural designer and your building administrator to review your brief and ensure the requirements and concept of your home are captured for your preliminary sketch. The designer will ask key questions specific to the ideas you discuss and a sketch will be completed within 2-3 weeks. The design will be subject to a re-establishment plan, feature survey and soil test.

Your administrator will forward the preliminary design sketch for pricing estimation. This will remain as an estimate* until we receive re-establishment plan, feature survey and soil test.

3 Preliminary Approvals

Your administrator will forward you the preliminary design sketch and pricing estimate together for your approval. When approved, balance of 2%[^] of the contract value is due.

Working drawings will then be ordered by your administrator in preparation for your showroom selection. These drawings will be sent to you for review and approval, prior to showroom selections being requested.

Upon payment of the 2%, we will order a reestablishment plan, feature survey and a soil test (if land is accessible).

4 Showroom Selection

When working drawings are approved your showroom selection appointment is requested.

Our interior design specialist will be in touch directly to arrange your appointment.

Bring along an inspiration board for your home for both interior and exterior schemes. Our interior design specialist will assist you in curating your home to meet your budget and design style. You will receive pricing and a schedule of your selections on the day.

Your working drawings will be updated with your selections in preparation for your HIA Building Contract (if required).

5 Contract Stage

Your contract will be prepared by your building administrator. The HIA Building Contract will be a fixed price inclusive of your specifications, upgrades, showroom selections and soil conditions.

Payment of the balance of the 5% is payable at this stage.

Your countersigned and completed contract will be sent to you by DocuSign.

If you have any queries about your HIA contract, your building administrator will assist.



6 Finance Approval

It is recommended that a pre approval be provided as part of the confirmation to proceed with ordering of permit related reports and documents. Lending institutions may provide conditional approvals pending receipt of the building permit documents (endorsed plans and insurances). This is a standard practice.

If you have any queries, don't hesitate to reach out to your building administrator.

7 Developer Approval Timeframe: 2-8 Weeks

Your building administrator will apply for your developer approval (if applicable) as close to your contract signing as possible. If the developer requires the survey levels to be shown, it will be after land title and feature survey are complete. Your building administrator will keep you up to date on the progress of developer approval status.

8 Council & Authority Info, Energy Rating & Engineering Timeframe: 3 Weeks

Your building administrator will source all council and authority information related to the construction of your home. This includes service, sewer and stormwater information, planning overlays and geotechnical reports (soil report and feature survey). Your plans will be updated to reflect all of the above information, as required.

Your building administrator will then order the energy rating report and engineering for your home. These documents form part of the building permit application.

9 Job is put into Production Timeframe: 3-4 Weeks

This is where all the pieces of your home come together in the form of estimation and ordering.

The production team will order all the materials, supplies and labour for the construction of your home down to every last detail! From the splash back, to your bathroom tile, to the handles on your pantry and the insulation in your walls. Custom homes require more time to complete the ordering, allow up to 4 weeks during this stage.

10 Building Permit Application Timeframe: 2 Weeks

Building permit application is uploaded by your building administrator to the independent building surveyor nominated as part of your contract.

Upon approval the 'permit pack' containing council endorsed plans and insurances will be provided to you for your lending institution. Providing these documents to your bank as soon as possible ensures efficient claim payment throughout construction.

11 Construction Commencement

The job is issued to construction within 5 business days of Building Permit approval. Your building administrator will issue a commencement letter on completion of the site cut, advising the anticipated build completion date as per your HIA Contract and introducing you to your site supervisor.

Your site supervisor will call you directly at least every two weeks throughout construction with updates on your home.





ROC BRESCIA
BUILDING GROUP PTY LTD

built with care

☎ 0414 758 100

✉ info@rocbrescia.com.au

rocbrescia.com.au