Knockdown Rebuild

THE ULTIMATE GUIDE

Rawson Homes

Building better, together with Rawson Homes

Rawson Homes are the Knockdown Rebuild specialists. This guide lays the groundwork for what to expect on your Knockdown Rebuild journey, with your dream home as the final destination.

RAWSON HOMES — KNOCKDOWN REBUILD

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Why Rawson Homes

Better is built into everything we do. From day one, it shows in the way we work with you. Hands on, side by side - shaping a home that feels unmistakably yours. It's a partnership built on clarity, confidence and a genuine commitment to being with you every step of the way.

We've been building homes this way for more than 45 years, ever since we opened in 1978. In that time over 10,000 Australian families have relied on us to bring their homes to life with quality, care and craftsmanship in every detail. Our team of experts is by your side at every stage, helping make the journey as smooth and supported as possible.

Build better together

Better is the home you create, the kitchen you love, the bathroom you adore and the lifestyle you've always imagined.

45+ YEARS BUILDING EXPERIENCE

We started building homes for Australians in 1978. Thousands of homes later, we're still doing it today.

LIFETIME STRUCTURAL GUARANTEE

Your home is built to last with a quality you can be confident in.

EXPERT GUIDANCE ALL THE WAY

We're with you from start to finish, guiding you through every step of your home building journey.

EVERY HOME QUALITY VERIFIED

Enjoy peace of mind knowing every build is independently checked.

Why a Knockdown Rebuild?

Love your neighbourhood but not your home? Outgrown the layout of your current house? If you want to create a home in your dream location, it can be easier (and cheaper) to start afresh.

STARTING FROM SCRATCH

With a Knockdown Rebuild, you can avoid wasting time, money and energy on your existing house – old electricals, plumbing and an awkward floorplan often end up being difficult and expensive to fix. Renovation compromises can outweigh the benefits.

COST PREDICTABILITY

With less variables and unknowns in a new build than a renovation, costs can be more predictable. At Rawson Homes, we believe in transparency, which is why we tell you exactly how much your build will cost upfront. Read about our design approach to Knockdown Rebuilds on page 8.

MOVING IS EXPENSIVE

Moving to a larger home is expensive. **The median price of an existing Sydney house, according to REA data was recently estimated at $1.65 million, resulting in $73,503 in stamp duty**, not to mention legal fees and moving costs. You could spend that money on your dream kitchen, upgraded finishes or a walk-in robe.

NEW HOME, SAME ADDRESS

Of course, it's not always about the money. If you've lived in your existing home for a while, you'll have built connections in your local area. From schools to day care centres, to good neighbours and medical services, it's hard to start again.

MEDIAN SYDNEY HOUSE PRICE
$1,650,000

STAMP DUTY
$73,503

LEGAL FEES & MOVING COSTS

How to make the most of your land

One of the best things about rebuilding is the chance to capitalise on your land. Established areas often feature larger blocks, even if they don't offer modern ways of thinking in home design.

PLAN FOR SUSTAINABILITY

Older homes were not built using the knowledge we now have about passive design, which means they are often less efficient in regards to heating and cooling. Older homes weren't designed to take advantage of views, or the way families use their homes today – such as the trend for open-plan living areas and large, eat-in kitchens.

A fresh start can make a world of difference.

HOLISTIC PLANNING

A well-designed new home can also use your land to its full potential – subject to local regulations – making the most of every square metre and working with the site gradient to take advantage of your orientation, and site aspect. Access can be reworked, and backyards can be reconfigured to create fabulous additions to family living, such as alfresco dining and entertaining areas.

A customised design will create your new home holistically, ensuring privacy from neighbours and improving the connection between the interior and exterior of your home.

The expert Rawson Homes team visits every site before work commences to evaluate its orientation, access, and suitability for Rawson Homes to build on.

This allows you to carefully consider all your options and choose the right design for your family and your lifestyle.

Costs of a Knockdown Rebuild

We understand building your dream is one of the largest financial investments you'll ever make - that's why you'll want to be clear about costs and where that money will be spent.

Transparency is key with all building projects. This is why you can budget with confidence through our all-inclusive, upfront tender. We like to make sure our customers understand the costs involved and what the building process entails.

With Knockdown Rebuilds, our costs are broken into stages:

- Demolition
- Council/Government approvals
- Construction

Our Knockdown Rebuild specialists explain what each stage means and answer your questions along the way. We believe a successful building project is a collaboration between builder and homeowner.

OUR UPFRONT TENDER PRICING INCLUDES:

- Standard site costs
- Council/Government requirements
- BASIX assessment fees
- Rawson Home design

Budget with confidence with our all-inclusive, upfront quotes.

What's the benefit of a fixed price tender?

With over 45 years' experience, we have in-depth knowledge of what you can expect on your home building journey, and we offer a fixed price tender with all costs included, upfront.

A tender is an offer to carry out work at an estimated price that includes the scope and cost of the work. That price is the expectation but the reality can be a costly difference. Why? Many builders offer a low tender price that doesn't include a full site investigation before tendering.

Rawson Homes tender price includes allowances for costs that are impossible to fix at tender stage.

SOIL TESTING & CONTOUR SURVEY

When we have access to the land, the soil test and contour survey are completed, and the site's piering needs are also assessed.

DRIVEWAY NEEDS & COSTS

Did you know all driveways in Australia must be designed to an Australian Standard, which dictates the type of concrete, the thickness and angle, and the width and gradient.

Some builders leave the site investigation until after you've signed the contract, so they won't know your garage needs until building commences. Many builders don't cover any driveway costs at all.

We confirm all driveway needs at tender stage.

STORMWATER & SEWER CONNECTIONS

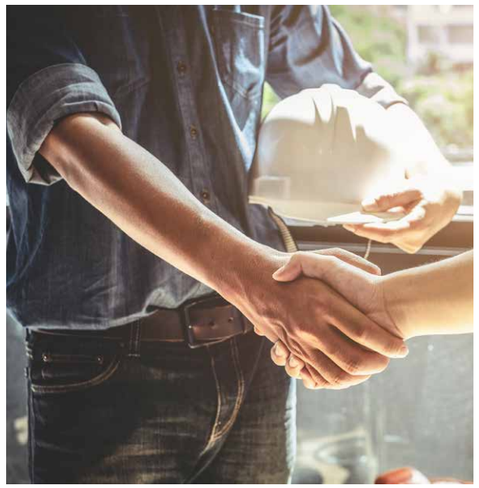
For Knockdown Rebuild sites, we provide an allowance for the cost of stormwater and sewer connections, based on preliminary advice from professional consultants. This gives you a clearer indicative cost at the tender stage, with less chance for surprises later on.

Choosing the right builder

The right building partner is one you feel comfortable with and is experienced in the project you want to undertake. Talk to a few builders about how they work and what to expect.

QUESTIONS TO ASK BUILDERS BEFORE ACCEPTING ANY TENDERS:

- ◯ Are you a registered builder?
- ◯ How experienced are you at Knockdown Rebuilds?
- ◯ Will you look after the necessary council/ government permits and regulations?
- ◯ Do you have Homeowners' Warranty Insurance?
- ◯ Do you offer a fixed price tender?
- ◯ How long does it take to receive my final plans?
- ◯ How long until the build commences after tender is signed?
- ◯ Is there an average contracted build time you work towards?
- ◯ How do you communicate with your clients during the construction phase?
- ◯ Do your homes use sustainable and eco-friendly materials?
- ◯ What brands do you use for fixtures and fittings and how much input can I have into these?



- ◯ Do you build on sloping and narrow blocks?
- ◯ Can I change my design after tender has been signed?
- ◯ Do you build pools?
- ◯ How long is your structural guarantee?
- ◯ Where do you see the challenges with our chosen building site?

Designing your new home

When it comes to designing your new home with Rawson Homes, we help you maximise your block of land by choosing the right home design in an easy, streamlined process.

We have a wide range of designs that suit all types of building sites, including narrow blocks, wide blocks and even sloping blocks. Take the time to chat with one of our consultants – either online or at one of our display homes throughout NSW and the ACT.

Rawson Homes' expert consultants can help you choose a base design for your land from our extensive collection.

Whether you're looking for your forever home, multi-generational living, or a house with a granny flat, we have a solution for you.

PICK YOUR HOME DESIGN

Our pre-designed homes all reflect the expertise of the Rawson design team, incorporating years of experience with floorplans, while still providing flexibility so you can choose façades, colours and fittings to suit your tastes and needs.

It's the best of both worlds – personalised finishes combined with tested and trusted construction methods. Access a rich and diverse portfolio of home designs and modify aspects to your exact needs.

To find their dream design, some of our customers spend time on our website, while others prefer to see our designs at display villages where they can walk through the spaces.

CHOOSE YOUR FITTINGS AND FIXTURES

Our design consultants help you choose the best fixtures and fittings for your home.

Every option in our collection has been hand selected by our team to incorporate the latest trends. These inclusions and features can help make your house feel like home.

RAWSON HOMES OFFERS WAYS TO KNOCKDOWN REBUILD:

RAWSON SELECT

Architecturally pre-designed floor plans

RAWSON ADAPT

Modified Select homes to suit your circumstances

We have a wide range of designs for different block types.

Choosing a floorplan

Once you have an idea of the façade of your new home, it's time to think about your floorplan. Discover the different floorplans on our website – you'll be surprised at the variety on offer.

WHAT'S THE SIGN OF A GOOD FLOORPLAN?

- The flow of traffic is managed in the home
- Noise and activity are contained in certain areas
- There's a place for everyone to feel at home and the plan works with your lifestyle
- The home's aspect is used to its advantage

HOW TO FUTURE-PROOF YOUR NEW HOME?

- How will you live as your children age? A room near the master suite can start as a nursery and transition to a study
- Do you need to create multi-generational spaces for ageing parents?
- Will you have accessibility issues with a two-storey home?

WHAT'S ON YOUR WISHLIST?

Many customers are also keen to include modern conveniences such as butler's pantries, alfresco areas, and media rooms into their design – all of which can be incorporated into the floorplan of your dreams. With big changes in workplaces recently, many homeowners want a suitable area for a home office, so they can work from home if and when they want.

This is the time to compile your wishlist & talk to our designers.

QUESTIONS TO ASK WHEN CHOOSING A FLOORPLAN:

- How many bedrooms do you want?
- Do you love to cook and entertain?
- Do your kids need their own living/play space?
- How many bathrooms?
- Is a walk-in robe essential?
- Do you like open-plan living, or do you want privacy with a more traditional layout?

The demolition process

Rawson Homes works with accredited demolition companies. We can project manage this on your behalf, including securing a demolition permit and include the costs in your tender upfront.

We include things other builders don't, like temporary fencing, water meter protection, site toilets, traffic management, and installation of Tiger Tails (to prevent electrical accidents).

You can use your own demolition expert but we recommend using a professional demolition company to ensure the job is done well.

A demolition expert should provide demolition and removal of the existing dwelling and any outbuilds like sheds, including the demolition application through local authorities. This includes all asbestos sheeting and clearing the site of old footings, service pipes, trees, shrubs, retaining walls and an on-site driveway.

If you have trees to be removed, the property owner must provide an arborist's report before lodgement of the Development Application. Any costs incurred as a result of the report are added to the tender.

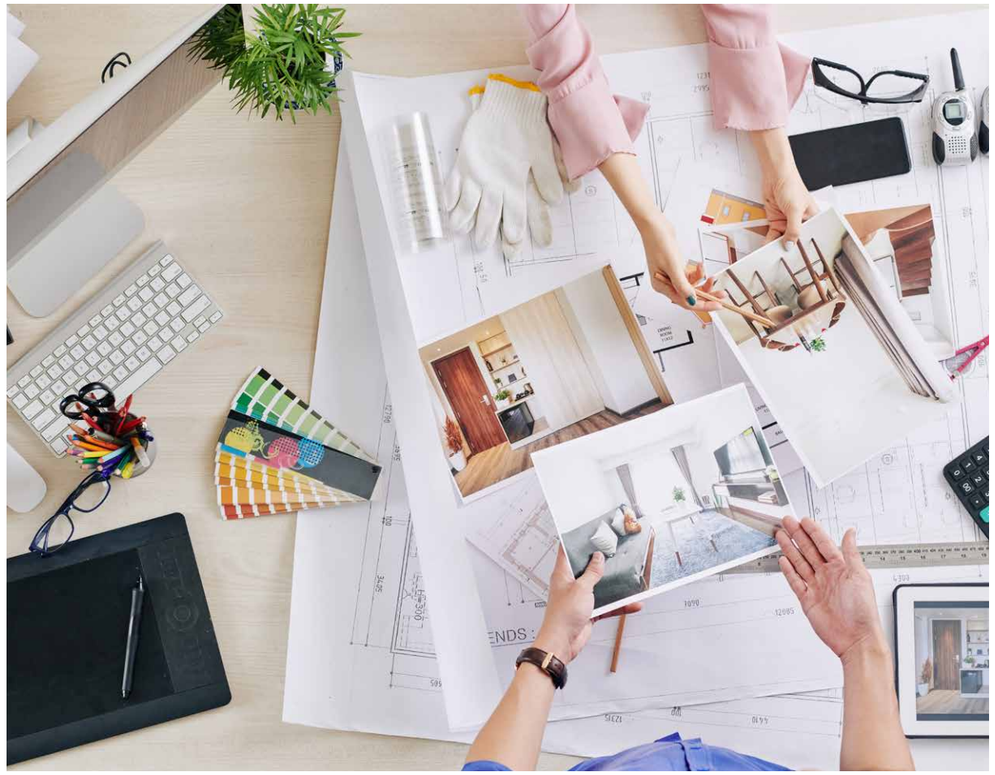
Before we start work, you'll need to provide a clearance certificate to ensure the site is clear of any hazardous materials, and a Services Disconnection Certificate (Gas & Electricity).

ASBESTOS ALERT

Older houses can have asbestos within existing construction materials, so we recommend using a company licensed for bonded asbestos removal. Your chosen demolition expert should inspect the buildings for asbestos and other hazardous materials before demolition, to avoid unexpected delays.

Understanding the Knockdown Rebuild process

We know you will have many questions during your Knockdown Rebuild process. We're with you every step of the way. Here's a step-by-step guide to the key milestones along your journey.



1

WHAT DO I NEED TO BRING TO MY APPOINTMENT?

- Your home design inspiration and ideas on floorplans and façades.
- Your budget for the project and any pre-approval limits.
- A copy of your land title if available.

At Rawson Homes, we believe in open & regular communication.

2

CHOOSING YOUR HOME DESIGN AND FAÇADE

SELECT

Rawson Select lets you choose from a curated range of designs and façades. Our in-house architects have developed each home design to maximise your choices; all you need to do is decide on the home design and façade that suits your lifestyle.

ADAPT

Rawson Homes' Adapt allows you to modify your chosen Select home even further. Whether you want to extend your living room, adjust the ceiling heights, or change the windows and door sizes, we can adapt our designs to suit your needs.

With our specialist sales consultants' help and plenty of options for personalisation, getting started has never been easier.

3

SELECT YOUR PRESET FLOORPLAN CHANGES

When it comes to making changes to your home, we've done the thinking for you. Our pre-set floor choices have been created based on leading trends and our customers' most requested floorplan modifications.

From additional bedrooms and extended alfresco areas, to a butler's pantry, garage workshop and home theatre, our options make choosing the home that's right for you even easier. Considering a combined walk-in pantry and laundry area?

We can make it happen.

4

SEE IT COME TO LIFE IN A COMPLETED CONSTRUCTION PLAN

We know it can be challenging to imagine how your new home will work. That's where our completed construction plan comes in. It's a digital architectural drawing showing exactly what your home will look like, using a standard floorplan, overlaid with your customisation details.

It's a great way to get up close and personal with your future home and review your final floorplan, all the finishes you've chosen as well as the build time and final pricing.

Would you like a butler's pantry in your kitchen? We've got you covered.

5

START YOUR BUILD

We'll be with you all the way throughout your build. You'll be assigned a Site Manager to update you on progress, answer questions and keep you informed on important on-site decisions. We're as excited as you about seeing your vision come to life. Our expert builders ensure the process is as smooth as possible.

6

HANDOVER YOUR KEYS

The moment you've been waiting for... Once completed we'll organise a handover at your new home, where we conduct a walk-through inspection before handing over the keys. It doesn't stop there – after three months our Warranty Manager returns to make sure everything is as it should be.

Construction glossary

Here's an explanation of some of the key building, planning and design words you might encounter during your building project. No assumed knowledge here!

ARCHITRAVE

The moulded frame around doors and windows.

BUTLER'S PANTRY

A separate meal prep and pantry storage room, usually off the main kitchen, to keep mess out of view.

CLADDING

The exterior surface of a house, usually brick, timber or fibre cement sheeting.

CORNICE

Plastered moulding covering the joint between the wall and ceiling.

DEVELOPMENT APPLICATION (DA)

An application to obtain approval to build from your local council/government – each has different policies and provisions.

FINAL OCCUPATION CERTIFICATE (FOC)

A document provided by the Private Certifying Authority (PCA) to confirm your house has been constructed in line with the Building Code of Australia.

HANDOVER

The final stage of construction, which occurs after the build is complete and the final occupation certificate has been issued. Time to move in!

LINTEL

A horizontal support beam across the top of a door or window.

LOCK-UP STAGE

A milestone point during construction after all the windows and doors are installed and the house can be secured.

RAWSON HOMES — KNOCKDOWN REBUILD

MORTAR

Mix of sand, cement and sometimes lime used for laying bricks or stone.

TRUSSES

One of the sloping pieces of timber forming the roof framework and supporting the roof covering.

ROUGH-IN

When plumbing and electrical services are installed in the wall cavities of wet areas such as bathrooms, kitchens and laundries, before the walls are lined and waterproofed.

SARKING

A protective covering that sits under roof tiles or behind cladding and brickwork (next to the frame) to provide additional protection from weather and improved thermal performance.

SITE COSTS

Costs to be paid by customers associated with readying their block of land to build on – including earthworks, site preparation and engineering.

TENDER

A tender forms part of a contract, designed to communicate to the builder exactly what the project entails and costs.

WAINSCOTING

Timber or plaster moulding that traditionally covers the lower part of a wall. A favourite design element in Hamptons-style homes.

WINDOW FURNITURE

Metal fixtures and fittings attached to windows, such as handles and hinges.

Rawson Homes

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