



NOSTRA  
HOMES

# Knockdown Rebuild

KDR.

Volume 1 - 2024



## Guide to KDR.

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## Why KDR?

Knockdown Rebuild (KDR) is becoming an increasingly popular, cost effective and time efficient option to achieving a brand new home.

If you're in the location that suits your lifestyle perfectly, and need a home that does the same - KDR may be for you. Building where you live will allow you to create your dream home in a neighbourhood you love.

### Stay local, and live a brand new lifestyle.

Your home is so much more than a shelter for your family. Why move when you can improve? When you can create the architectural home of your dreams in an area you already love, keep your children at the same schools, and enjoy all the local facilities you value. Efficiency is building a new home, without moving anywhere. It's seamless, when you decide to Knockdown Rebuild with Nostra Homes.

Experience luxury, where you live.



### The advantages of a KDR are:

- You don't have to spend time to find the perfect established home.
- There are no stamp duty costs involved.
- You get to stay in the area that you love, close to family, friends and those amenities you use every day.
- Your children don't have to move schools.
- No compromising – you choose the exact home design that meets your lifestyle needs, delivered right where you are.
- Fixed building costs so there won't be any budget blowouts.
- No uncertainty – you'll know what the final result will look like before you start, from the façade and interior finishes to featured appliances and flooring.

# Upfront Considerations

Before you set off on your seamless Knockdown Rebuild journey with us, there are a few things to take care of:

A Knockdown Rebuild is a fantastic way to stay in your neighbourhood while enjoying the increased space, updated fixtures, floorplan and design, all while staying under budget. There are however, a number of factors you need to be aware of to ensure the project is a success.

## Specialist KDR Team

Our consultants are well versed in the nuances of Knockdown Rebuild, and are backed by an experienced administrative and construction team.

“

Build the cost of temporary accommodation and storage into your budget to ensure that you don't blow out on unexpected expenses.”

## Planning Regulations

Establish if there are any overlays (heritage or vegetation) affecting your land. You can give your council a call or simply visit <https://www.land.vic.gov.au/property-and-parcel-search>. Use a basic property report to obtain a summary page of your parcel of land. Click on the reports to review, or contact your local council for clarification.

## Frontage & Depth of block

Ensure you know the maximum size and dimensions of the home that will fit on your block. Check the width and depth, including setback requirements (the distances you have to leave between your home and your site boundaries).

## Easements

It's important to know if any easements exist and where they are located, as positioning can impact future building plans.

## Setbacks

All new builds are required to comply with building regulations where a dwelling has minimum front, side and rear setbacks. Your New Home Consultant can discuss these requirements with you when considering your new home design.

## Slope of your block of land

The fall of your land will determine its suitability for construction. Nostra will arrange a site inspection through your Consultant, which is then completed by a specialist trained assessor to determine if its suitable for construction of a new home.

## Orientation

Orientation is a major factor when designing a home. North-facing is an ideal position for rooms that are regularly used as they get sunlight for the longest part of the day. They are also the easiest to shade from unwanted sun.



## Demolition permit

A well-organised demolition process can make all the difference when it comes to the next step in your KDR. A demolition permit must be obtained from your local council prior to any works commencing and will be obtained by the demolisher on your behalf. You will need to supply Nostra Homes with all appropriate certificates of compliant work and permits for completed demolition works.

## Established fencing

If your fencing has seen better times, it may need to be assessed and removed for the construction of your Nostra Home.

Front fencing may need to be removed for the demolition of your existing home.

## Asset protection permits

You will need to obtain an asset protection permit from your council for the duration of the demolition works and during the construction of your new build. This will need to be supplied to Nostra Homes.

Asset protection permits will protect you from damages made to Council Infrastructure, including but not limited to nature strips, vehicle crossings, footpaths etc.

## Driveway position

A crossover is the front section of your driveway that is situated between the edge of the road and the front boundary of your block of land (footpath). It's important to take note of the crossover location so you can design your home accordingly.

## Drainage

All sites require a legal point of discharge (LPOD) and a sewer tie within the property boundary. It is your responsibility to ensure this LPOD is within the boundary of your home. Council will determine the satisfactory LPOD and Nostra Homes will order this information prior to your tender appointment. Any additional costs associated are the responsibility of the client.

## Pool

If your home currently has a pool, there are minimum clearances required to maintain a safe workplace for the Nostra Homes Construction team. You may need to install a hard pool cover to Australian Standards. Please discuss this with your consultant during the discovery phase. If you plan on adding a pool in the future - please let your consultant know, as this can have a bearing on the engineering of your homes foundations.

## Power supply

As Nostra Homes constructs all new dwellings with underground power, you will need to arrange the installation of an underground electricity pit through your provider. This process should be commenced prior to the demolition of your home as it can be lengthy. Contact your provider for an application form. Nostra Homes requires live electricity power prior to construction commencing.

## Neighbours

If your proposed design falls out of standard building regulations, you will need to gain consent from your neighbours upfront. Any objections they have can affect the design of your home and therefore delay your build time. Neighbours may also need to be engaged early on regarding fencing, as sometimes fencing may need to be removed.

## Street access

An important factor, often forgotten is how accessible your block of land is for demolition and construction. The width of the road, schools in the street, overhead power lines all play a factor in planning your KDR. These constraints will dictate the requirement for traffic management (if required).



## Demolition of existing dwelling

You will be required to arrange for the house to be demolished and for the site to be left clear and ready for construction to commence. After demolition is complete you will need to maintain the block so that it is clear and ready for construction.

## Water meter

Nostra Homes recommends that you protect your water meter during the demolition of your existing dwelling and construction of your new build. Any relocation of the water meter can be completed prior to site start by the owner at their expense.

## Important notice

Demolition should only be undertaken after Nostra Homes has received a preliminary building permit assessment stating that a building permit will be issued subject to the final soil test and slab design being submitted. This will eliminate the risk of Council refusing a building permit for your new build after your existing dwelling has been demolished. Your Building Co-Ordinator will contact you once this is received and assessed, to confirm demolition can commence.

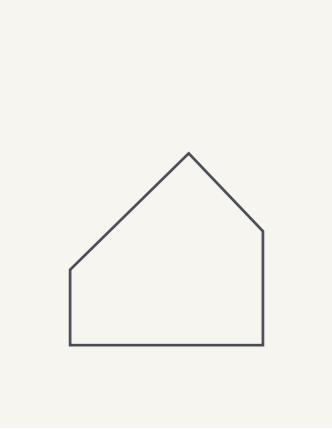
## Temporary fencing

You will need to talk with your demolition contractor about installing temporary fencing during demolition of your existing home to protect your neighbours properties.

Nostra Homes will organise temporary fencing during the construction of your new home.

## Tree removal

Is your property home to trees? These types of permits may be required from local council depending on the size and type of tree(s) and if there are any protection overlays in existence.



## Why consider Nostra Homes for Knockdown Rebuild?



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Our dedicated team are constantly focused on delivering an exceptional customer experience each and every time. We work with you to understand how you want to live.



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No agent fees and stamp duty. We organise approvals and permits for your new home (excluding town planning) ensuring a seamless and supportive process.



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Nostra Homes provides comprehensive quotes, fixed right from the start, giving you certainty and real peace of mind.



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The timeline and processes are also set, inclusive of your personal variations. Our construction team strive to deliver your architectural home - built for living.

# Why Nostra Homes?

The Nostra name translates to 'our'. We build homes that we are proud to call home ourselves.

Building homes and townhomes since 2006, our aim is to make architectural, high quality home design attainable for everyone.



Architectural Designs



Upfront Pricing



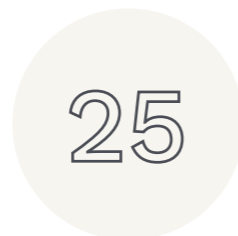
Next Level Inclusions



Backed by Trusted Brands



12 months RACV Home Assist



25 Year Guarantee

## Architectural facades

Experience luxury with our range of facades, which offer unique architectural features unlike anything seen before.

Created with intricate unique features and premium touches, you are sure to make a statement in your neighbourhood when you choose a Nostra Homes facade.



# Experience luxury where you live.

At Nostra Homes, we pride ourselves on quality and premium finishes.

With the help of our trusted partners, who all share the same unwavering commitment to quality, we strive to build every home with care to ensure that you get the home you deserve.

## Customer Experience

Our dedicated team are constantly focused on delivering an exceptional customer experience each and every time.

We aim to take you on a luxurious and personalised journey throughout each stage of your build leading up to your handover and beyond.

## Trusted Partners.

Laminex

Dulux

RACV

REHAU

smeg

SEIMA



Colorbond

Rinnai

CORINTHIAN DOORS

caesarstone

australbricks

bristileroofting

BEAUMONT TILES  
*Looking good!*

Bradnam's  
windows & doors

legrand

CSR

PHOENIX

## Where we build

Our experienced developments team specialise in building within established and inner urban suburbs around Melbourne.

Our quality knockdown rebuild services extend across Melbourne's North and West corridor.

CLICK ICON TO EXPLORE BUILD LOCATIONS



Build Map



# Demolition Process

The demolition of an existing home is a relatively straight forward process but does require some planning before the knockdown process can commence.

Engage a registered demolition contractor as early as possible. Demolishers often provide a full-service that includes waste disposal, asbestos removal, general clean-up and completely clearing the site of rubble and vegetation.

Demolition work should only ever be carried out by an approved, licensed demolisher.

“

Nostra Homes can recommend an experienced supplier to assist you with the demolition process.”

1

## Demolition permit

A well-organised demolition process can make all the difference when it comes to the next step in your KDR. A demolition permit must be obtained from your local council prior to any works commencing and will be obtained by the demolisher on your behalf.

2

## Tree removal permit

Is your property home to trees? These types of permits may be required from local council depending on the size and type of tree(s) and if there are any protection overlays in existence.

3

## Disconnect all services

It is your responsibility as the home owner to have all services such as electricity and gas supply, not only disconnected but abolished. Ensure your demolition company caps both your sewer and stormwater connections at your property boundary.

4

## Asset protection permits

An Asset Protection Permit is required at least 7 days before commencing construction or any building works. It is your responsibility to contact local council in relation to asset protection permits and if required, the demolisher will require a copy before works can commence.

5

## Asbestos removal

Asbestos removal requires licensed contractors to follow all OH&S regulations and guidelines. If your home requires asbestos removal, the demolisher will need to obtain a certificate to ensure its safe removal in accordance with requirements set down by the EPA and WorkSafe Victoria.

6

## Commence demolition

Your demolition contractor will demolish your existing dwelling. You will need to obtain a copy of your demolition certificate from your demolition contractor post completion. PLEASE NOTE\* inspect your property to ensure your site has been left clean and clear of all debris.

# Your step by step guide.

The KDR process – from discovery, planning, contracts through to being ready for construction.

Let's get started! We've established you're in the build zone, and you're hoping your block is suitable for a Knockdown Rebuild solution. Here's what comes next.

## The KDR Experience

Nostra Homes has extensive experience in Knockdown Rebuild, and we are here to guide you with both the general and technical aspects of your home journey. Should you have any questions about this process, please don't hesitate to contact your New Home Consultant.



1

Discovery

2

Site Appraisal

3

Design / Solution

4

Start your project

5

Tender and Design

6

Contract Signings

7

Colour Selections

8

Approval and Permits

9

Demolish

10

Construction

# Your timeline.

The KDR build journey is similar to our standard Nostra Homes build process, with some small changes.

Use this timeline to gain an understanding of the duration of each stage in the process. This may help to prepare you for what comes next.

Our dedicated KDR team are constantly focused on delivering an exceptional customer experience each and every time. Though we do our best to adhere to these approximate dates, these are only a guide and form a generalised timeframe. Dates can and will vary. Speak to your New Home Consultant if you have any questions about your build process.

Note. Timeline dates are approximate, and can vary. The exact duration of each stage will depend on your individual circumstances.

4 weeks\*

1 Discovery

1 week\*

2 Site Appraisal

1 week\*

3 Design / Solution

1 week\*

4 Start your project

4 weeks\*

5 Tender and Design

2 weeks\*

6 Contract Signing

2 weeks\*

7 Colour Selections

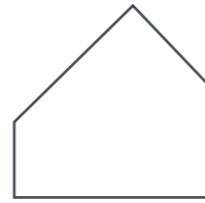
24 weeks\*

8 Approval and Permits

+

9 Demolish

10 Construction Commences



# Discovery.

This is where your journey begins.

### CLIENT/ NOSTRA HOMES

During our discovery we will discuss your goals and budget, to help us gain a true understanding of how we can bring your new home to life. Take your pick from our collection of single and double storey designs.

You will discover our inclusions and explore suitable design options. Your consultant will work with you to discover your unique architectural style - what resonates with your intended lifestyle and personal tastes. We give you the freedom to customise your home design.

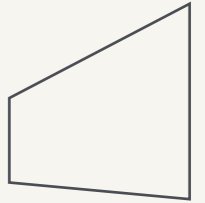
### NOSTR HOMES

You will be provided with an overview, and we will also book your Design Solution Presentation appointment.

1



4 weeks\*



# Site Appraisal.

### CLIENT

We will require you to provide a clear copy of the land title, plan of subdivision or Section 32 to your Consultant.

### NOSTRA HOMES

Our New Home Consultant will perform a preliminary site appraisal. We may identify existing or potential construction implications such as overhead power lines, parking restrictions, adjoining structures on boundaries, site access issues or trees/vegetation.

This preliminary research may identify town planning requirements, restrictive covenants or local council requirements of your block of land. Our specialist team complete this property assessment to check any zoning requirements so that we can ensure your new home is perfectly suited to your block of land.

2



1 week\*

“

Our dedicated team are constantly focused on delivering an exceptional customer experience each and every time.”



## Design/Solution

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### **NOSTRA HOMES**

You will experience a complete presentation from your New Home Consultant focusing on providing you with a Design Solution.

During this presentation, you will receive a tailored preliminary tender. Your New Home Consultant will prepare and present this solution for your review, including your custom selected inclusions, fittings and fixtures.

### **CLIENT**

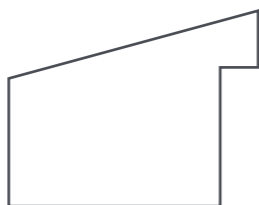
Your non refundable deposit is payable to proceed to Tender Drawings at this stage.

### **NOSTRA HOMES**

Preliminary Tender and Preliminary Design is to be finalised within 4 weeks of initial deposit.

3

1 week\*



## Start your project.

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### **NOSTRA HOMES**

Your project is reviewed by the Nostra Homes Operations Team.

### **CLIENT**

Engage a registered demolition contractor. You should have already contacted your electricity provider to obtain a quote for your electricity pit. A new electricity pit can take up to 90 days to install and 21 days to be live with electricity.

Once you obtain the quote you can pay and arrange installation. If you need assistance with the location of the new pit the BC will be happy to assist. Once your electricity pit is installed, you will need to provide a photo of completed work to Nostra Homes.

### **IMPORTANT NOTE\***

Nostra Homes recommends not to schedule demolition until we have received your preliminary assessment from the Building Surveyor. This is obtained post contract signing. Your dedicated Building Co-Ordinator will advise you once this is received (approx. 2 weeks after contract signing.)

4

1 week\*



## Tender & Design.

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### **NOSTRA HOMES**

Preliminary plans are prepared and finalised for presentation by your New Home Consultant.

### **CLIENT**

Together, we will review your Tender document and plans to capture final variations or non-structural changes. This will be the stage where you will finalise the design of your home.

5

4 weeks\*





## Contract Signing.

### NOSTRA HOMES

Once you have approved your final preliminary tender and new home selections, we will prepare your building contract. A complete HIA contract including all finalised plans and tender documentation, will be presented and signed.

### CLIENT

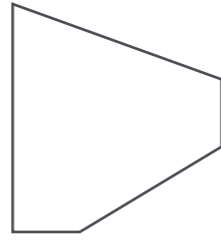
The Balance of 5% is due upon signing your finalised HIA home contract.

The HIA contract is to be signed within 7 days from date of issue to maintain your fixed price agreement. Upon signing your contract access to OUR HOME will be created. OUR HOME is your personalised on-line portal, giving you 24/7 access to all of the important information regarding the build of your home. This includes plans, permits, finance information and regular updates on the status of construction.

7

2 weeks\*





## Colour Selections.

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### NOSTRA HOMES

In preparation for contract signing, our Interior Designer will be in contact to book your design appointment.

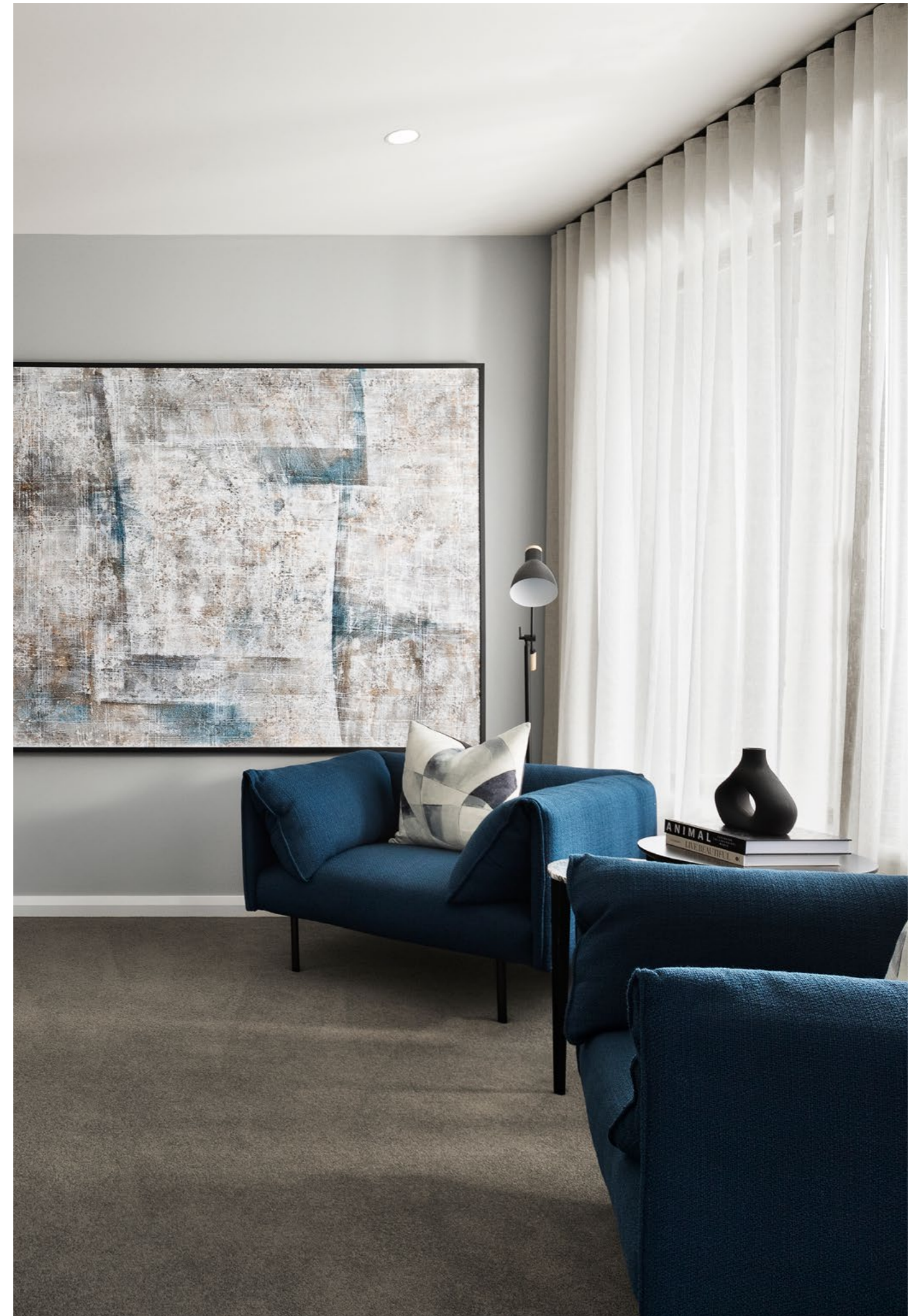
### CLIENT

Discover a comprehensive display of design trends at our Colour Studio. During your appointment you will be guided through the selection-making process by a qualified Interior Designer.

Nostra Homes' Interior Designer has all of the latest in design, colours and materials at their fingertips, ensuring the finishes of your new home best reflect your personal style.

7

2 weeks\*





## Approval & Permits.

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### CLIENT

From this stage no further variations are permitted.

### NOSTRA HOMES

Once you have signed your contract, we will apply for your building permit, and apply for the necessary approvals to obtain your building permit.

8 + 9



24 weeks\*



## Demolish.

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### CLIENT

After we have received your building permit checklist, you will be contacted by your Building Co-Ordinator and given the confirmation to proceed. If we advise yes you are then to arrange the following :

- Electricity abolishment
- Gas Abolishment

**NOTE\*** Abolishment can take up to 30 days from application. Demolition cannot commence until the abolishment of services have taken place.

Your demolition contractor will demolish your existing dwelling post confirmation from Nostra Homes. You will need to provide Nostra Homes with a demolition certificate and photo of a clean and clear site once your demolition is complete. You will need to provide an Asbestos clearance certificate if asbestos has been removed.

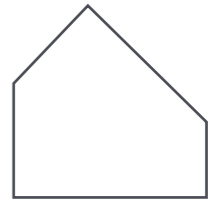
### NOSTRA HOMES

Once demolition is completed we'll undertake a soil and survey and re-establishment survey. Nostra Homes will conduct a pre-construction inspection and prepare your project for site commencement once your building permit is obtained.

8 + 9



24 weeks\*



## Construction.

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### NOSTRA HOMES

The most exciting phase is when your home commences Construction. Your Construction Supervisor will be appointed and your project will be transferred to site. Your Construction Supervisor will work with you from the beginning of construction to ensure that your journey with us is smooth and efficient.

“

Nostra Homes has procedures in place every step of the way ensuring your home is completed to the highest standard of quality and workmanship.”





## Things you need to know.

Our most commonly asked questions.

### **What's the cost to knockdown a home?**

The cost to knockdown an existing home can vary due to the type of dwelling, existing foundations, and slope or size of the land. Generally costing will start at approximately \$15,000 and work up from here. We recommend obtaining at least three quotes for comparison.

### **How long does a Knockdown Rebuild take?**

Approximately 18-24 months. Although, there are a number of factors that can impact this time frame. Some factors which can affect the duration of your project could include: Design and size of your home, weather conditions, design changes, financial delays, land or soil issues. While some holdups are impossible to foresee and control, picking a trustworthy builder with experience goes a long way.

### **Can I make structural changes?**

We offer our clients a personalised service so that your build journey is tailored specifically to you and your lifestyle. Our team will closely work with you to ensure that your plan is built for your way of living. Structural changes and custom requests are permitted before your Tender solution is finalised.

### **Do you pay stamp duty on a Knockdown Rebuild?**

One of the benefits of choosing to knockdown and rebuild your home is that you avoid the costs of buying an established home, including paying stamp duty and agent fees.

# Building Terminology.

We know how daunting approaching a new build may seem, and we want to simplify it so it's as seamless as possible. Below is a list of building terminology and definitions you may find useful.

<b>Asbestos</b>	Asbestos is the name given to durable threads for use in commercial and industrial applications. If your home was built before 1990 it can contain asbestos. Home improvements can disturb asbestos-containing materials and cause health and safety concerns.
<b>Building envelope</b>	Building envelopes set design parameters for development on a lot.
<b>Building permit</b>	A permit issued by local government authorities for the erection of a building or for structural alterations to a building.
<b>Certificate of occupancy</b>	A document is issued by a building surveyor, which shows that the building is suitable for occupation. It is not evidence that the building complies with the Building Act or building regulations. See Certificate of Completion.
<b>Certificate of completion</b>	For work that requires a building certifier, your building certifier will need to have issued a certificate of completion before the certificate of occupancy can be issued. Completion Certificate is a document that certifies that a property is fit for possession by the client.
<b>Covenant</b>	A restrictive covenant is a private treaty or written agreement between landowners that limits the way land can be used and developed.
<b>Easement</b>	An easement is a right held by someone to use land belonging to someone else for a specific purpose. Common examples of easements are drainage, sewerage and carriageway easements.
<b>Fill</b>	Filling is the process of moving earth from one place to another to make ground more level. Fill is when earth is used to fill a hole to desired ground level.
<b>HIA Contract</b>	Residential building contracts issued by the Housing Industry Association
<b>Land title</b>	A land title or certificate of title is a formal document outlining the rights a person or people hold in a piece of property.

<b>Retaining wall</b>	Retaining walls are often found in places where extra support is needed to prevent the earth from moving downhill with erosion.
<b>Reinforcing steel</b>	Steel reinforcement are steel bars that are provided in combination with plain cement concrete to make it reinforced concrete. Hence these structures form steel reinforced cement concrete structure (R.C.C). Steel reinforcement is commonly called as 'rebars'.
<b>Report and Consent</b>	A Report and Consent is the process for consulting with and obtaining the approval of a reporting authority when building work may affect assets, infrastructure or amenity of the community.
<b>Setback</b>	In land use, a setback is the minimum distance which a building or other structure must be set back from a street or road.
<b>Tender</b>	Tendering is normally the transition between the design and construction phase. Preliminary plans are prepared and finalised for presentation to the client.
<b>Town Planning</b>	Town planning approval comes before a building permit. A planning permit is a legal document that allows a certain use and / or development on land. It normally contains a written document with conditions that must be met and a set of plans. Most applications for a planning permit will be made to the local council.

## A specialist team

Our Consultants are here to guide you with both the general and technical aspects of your home journey. Should you have any questions, please don't hesitate to contact your New Home Consultant.

## Useful Links.

Knockdown Rebuild is becoming an increasingly popular, cost effective and time efficient option to achieving a brand new home.

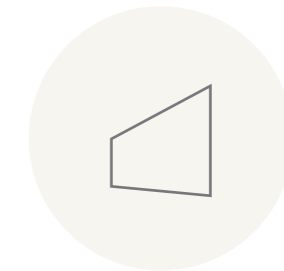
Over the past decade, Victoria has seen a real surge in the number of homeowners who invest time and money into Knockdown Rebuilds. According to the Housing Industry of Australia (HIA), nearly a third of all new detached homes are the product of a knockdown rebuild.

We have put together some useful links to get you started on your Knockdown Rebuild journey. Click on the icons for more information.

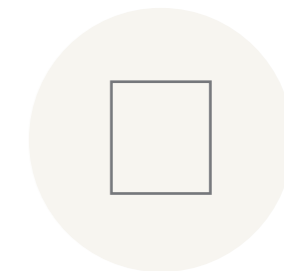
Experience luxury, where you live.



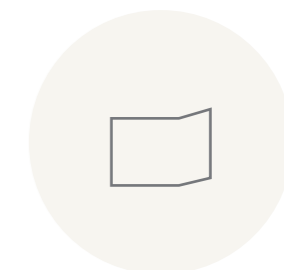
CLICK ICONS TO EXPLORE



Property and Parcel Search



Vic Plan Property Report



Nostra Knockdown Rebuild



SCAN CODE TO  
VIEW DESIGNS

Experience luxury, where you live.


Ready to start building your dream home  
without the hassle of moving?


Speak to our Knockdown Rebuild specialist today.

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nostrahomes.com.au  
or call 8331 3500

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