



CANBERRATM
HOME BUILDERS



**LOVE YOUR STREET
BUT NOT YOUR HOME?
IT MAY BE TIME TO SPEAK WITH
CANBERRA HOME BUILDERS
ABOUT A KNOCK DOWN REBUILD**

Office: 6171 6104 Mobile: 0407 607 407 Email: info@canberrahomebuilders.com.au www.canberrahomebuilders.com.au

Builders Licence ACT 2009700 NSW 219055C



**WE'RE ABOUT TO SHOW YOU WHY IT MIGHT BE TIME
FOR YOU TO KNOCK DOWN REBUILD**

When it comes to the property market, you know what they say: location, location, location. And it's true – location really is a huge factor. This is especially important in major metropolitan areas such as Sydney and Canberra.

Land prices are rising, with average building blocks in new suburbs selling for \$500K - \$600K, yet house block sizes are shrinking. Why move from the convenience of where you are living, and the neighbourhood you love, when you can stay right where you are and rebuild the home of your dreams.

Canberra Home Builders can turn your conveniently located house into a conveniently located home – quickly, affordably, and without compromising quality. You may be asking yourself, why should you rebuild your home when a home renovation seems less invasive, cheaper and easier? The truth is, renovating your home can only take care of cosmetic issues, leaving underlying structural problems unresolved. Australian television shows have also contributed to giving many homeowners the impression that Canberra and Sydney house builders can renovate a home in a matter of days, for next to nothing.

The reality is far less glamorous, and if you compare the cost of a home renovation per square metre, versus the cost of knocking down and rebuilding from scratch, the cost is comparable.

THE BIG DECISION

When your property has problems, you essentially have two options:

Choice A:

Eliminate the problems by removing the house and rebuilding from scratch. Don't panic – this isn't as drastic as it sounds. Yes, rebuilding costs will be marginally higher and it will take longer. However, the final result will create a higher valued, long-lasting home that truly matches your needs and lifestyle. You end up with a brand new home designed just for you. Plus, you won't have to pay new property stamp duty or real estate fees!

Choice B:

Complete a property renovation by repainting, undertaking minor structural changes and redecorating. Depending on the extent of your changes, this option might be just what you need. However if you're looking at extensive renovations, you may need to consider a knock down rebuild.



THE DOWNFALLS OF RENOVATIONS

On the surface, renovating might seem like the ideal solution for a rundown or outdated house. After all, it's easier, cheaper and less invasive than rebuilding. But the truth is that a renovation is a temporary fix that only takes care of cosmetic issues. The underlying structural problems – the real issues for your property – remain unresolved.

And you may quickly realise that renovating isn't the fun and easy weekend activity you think it will be. Plenty of reality TV shows have created a falsely fabulous impression of what renovating a house is like, making it seem like something that can be done DIY-style in just days, without investing much money or energy at all.

The reality is far less glamorous. And if you push a professional renovator to do a costs calculation for you, you will often discover that renovation costs per square metre are barely less than the cost of knocking the building down and starting from scratch!

DECISION TIME: KNOCK DOWN REBUILD VS. RENOVATION

If you answer 'yes' to any of the following, please CALL US to discuss a Knock Down Rebuild:

- I love my large block of land.
- I love the street and we have great neighbours.
- I am unhappy with my home's current floor plan.
- I am unhappy with the orientation and lack of natural lighting in my home.
- My rooms are significantly smaller than I would like.
- My property is lacking storage space.
- My house was built over 20 years ago.
- My house contains dated structural elements.
- I would like a builder to create a dual occupancy rebuilt home.
- My house is very hard to heat in winter and keep cool in the summer due to a poor energy rating.

YOU SHOULD ONLY CONSIDER A BUILDING RENOVATION AS AN ALTERNATIVE IF:

- Your home has heritage features that are protected by planning legislation.
- Your home was built in the last two decades.
- Your home is on a flat block that can easily be extended.
- You are happy with your room sizes.
- You are 100% certain that your house has no hidden asbestos, leaks, drainage or ventilation problems.
- You are happy with the current energy rating of your home.



ANY QUESTIONS? CONTACT US AT CANBERRA HOME BUILDERS!

Made your decision and are ready to get started? Or, still considering your options and want some professional advice? Either way, we'd be happy to help! Contact us today for a quote to knock down your existing house and rebuild a fresh newly designed home to suit your family's lifestyle.

Our expert team manages the whole knock down rebuild process, from the initial design right through to handing you the keys to your new home. Look forward to:

- A free, no-obligation on-site meeting (we'll view and discuss the possibilities for your new home on location)
- One-on-one contact with the same person throughout the whole process
- Our custom design drawings and build costings (no templates and no limitations)
- Having your building BA applications and approvals completed by us
- Access to our client portal for selections, expenses, milestones and more
- Hassle-free disconnection and reconnection of all your services
- Having the demolition costing, approvals and knockdown handled by us
- Getting site establishment and safety managed on your behalf.
- A minimum of 6-star energy rating on your new home.

Call our office today for a free in-home consultation 6171 6104