



Knockdown Rebuild Guide

Your Complete Step-by-Step Journey with Aamico Homes



Rebuild the Home You Want Without Leaving the Location You Love



Many Melbourne homeowners love their suburb but have outgrown their existing home. Whether your current property is outdated, no longer functional, too small, or becoming expensive to maintain, a knockdown rebuild can provide the opportunity to create a completely new home while staying in the neighbourhood you already know and enjoy.

A knockdown rebuild allows you to:

- Remain close to family, schools, work and community
- Maximise the value of your land
- Build a modern and energy-efficient home
- Avoid the hidden limitations of renovating
- Design a home tailored to your lifestyle
- Increase long-term property value

At Aamico Homes, we guide you through every stage of the journey — from the initial feasibility assessment through to demolition, approvals, construction and handover. Our goal is to make the process clear, organised and stress-free.

Why Choose a Knockdown Rebuild?

Many homeowners initially consider renovating before realising the limitations involved.

Older homes can often come with:

- **Structural issues**
- **Inefficient layouts**
- **Expensive ongoing maintenance**
- **Energy inefficiency**
- **Ceiling height limitations**
- **Plumbing and electrical complications**
- **Restricted design flexibility**

A renovation can also leave you compromising between the old and new parts of the home.

A knockdown rebuild gives you the opportunity to start fresh and create a home specifically designed for modern living.

Benefits of a Knockdown Rebuild

Stay in the Area You Love

You don't need to relocate to achieve your dream home. Stay close to:

- Schools
- Work
- Family
- Public transport
- Shopping centres
- Community networks

Why Choose a Knockdown Rebuild?

Build a Modern Home

New homes are designed for modern lifestyles with:

- Open-plan living
- Larger kitchens
- Better storage
- Improved natural light
- Indoor-outdoor living
- Smart home compatibility
- Better energy performance

Better Long-Term Value

A newly built home generally requires:

- Less maintenance
- Fewer repairs
- Improved energy efficiency
- Lower running costs

You also benefit from:

- New home warranties
- Modern construction standards
- Increased resale appeal

Full Design Flexibility

Unlike renovating, a knockdown rebuild allows you to:

- Completely redesign the layout
- Build double storey if permitted
- Maximise your block
- Improve orientation and functionality
- Include modern lifestyle features

Understanding the Knockdown Rebuild Process

A knockdown rebuild involves significantly more planning than building on a vacant block.

Existing services, demolition, overlays, site constraints and council considerations all need to be carefully managed.

This guide explains each stage so you know exactly what to expect throughout the process.

Step 1 – Initial Consultation

Your journey begins with an initial consultation with the Aamico Homes team.

- Your vision
- Lifestyle requirements
- Budget expectations
- Family needs
- Design preferences
- Long-term goals

We also discuss your existing property and any early considerations that may affect the project.



Step 1 – Initial Consultation



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What We Discuss During the Consultation

Your Existing Property

We review:

- Property address
- Current home condition
- Access to the site
- Existing block dimensions
- Potential site constraints

Budget Expectations

We provide guidance around:

- Construction costs
- Demolition costs
- Site costs
- Permit costs
- Authority requirements
- Upgrade allowances

Your New Home Goals

We discuss:

- Desired home size
- Number of bedrooms
- Single or double storey
- Living requirements
- Future family needs
- Architectural style preferences

This helps establish realistic expectations early in the process.

Step 2 – Site Assessment & Feasibility

Every block is unique. Before design begins, we assess whether the site is suitable for your proposed home.



This stage is critical in identifying:

- Design opportunities
- Potential constraints
- Site-related costs
- Approval requirements

What We Assess

Site Dimensions & Orientation



We review:

- Block width and depth
- Positioning opportunities
- Sun orientation
- Access requirements



Correct orientation can significantly improve:

- Natural light
- Energy efficiency
- Overall functionality

Easements

An easement is a section of land that may restrict where you can build.



Examples include:

- Sewer easements
- Drainage easements
- Service easements

We assess whether these affect the proposed home design.

Step 2 – Site Assessment & Feasibility

Site Slope



Sloping blocks can impact:

- Slab design
- Retaining walls
- Drainage
- Construction costs

A preliminary assessment helps identify these requirements early.

Overlays & Planning Controls



Certain properties may be affected by:

- Heritage overlays
- Bushfire overlays
- Flood overlays
- Vegetation controls



These can affect:

- Design
- Demolition approvals
- Construction requirements

Additional Investigations



Depending on the project, we may organise:

- Feature and level survey
- Soil test
- Engineering assessments
- Existing service investigations

These reports help prepare accurate documentation and pricing.

Step 3 – Choosing & Designing Your Home

Once the site assessment is complete, we begin designing your new home.



At Aamico Homes, you can:

- Choose from our existing home designs
- Modify existing plans
- Create a completely custom design

Designing Around Your Lifestyle

A home should suit the way you live both now and into the future.



We work with you to consider:

- Family size
- Entertaining requirements
- Working from home
- Future flexibility
- Storage needs
- Outdoor living
- Natural light

Design Considerations

Single vs Double Storey



We help determine the best solution based on:

- Block size
- Budget
- Site constraints
- Future lifestyle needs

Step 3 – Choosing & Designing Your Home

Once the site assessment is complete, we begin designing your new home.

Facade Selection

Your facade creates the street appeal of your home.

 We guide you through:

- Architectural styles
- Materials
- Colours
- Feature elements

Functional Layouts

 Good design focuses on:

- Flow between spaces
- Natural lighting
- Privacy
- Storage
- Efficient use of space

Step 4 – Preliminary Pricing & Quotation

Once concept plans are prepared, we provide a detailed quotation outlining:

- Base build costs
- Site costs
- Demolition allowances
- Upgrades
- Inclusions
- Permit allowances

Understanding Site Costs

 Site costs can vary depending on:

- Soil conditions
- Slope
- Access
- Existing structures
- Service requirements

We aim to identify as many potential costs as possible early in the process.



Step 5 – Demolition Planning

Demolition is a specialised part of the knockdown rebuild process.

Before demolition can occur, several requirements must be completed.

Demolition Requirements May Include Service Disconnections

 Existing services generally need to be disconnected or abolished, including:

- Electricity
- Gas
- Water
- Telecommunications

Demolition Permits

 Permit requirements can vary depending on:

- Council
- Property overlays
- Existing structures

Asbestos Assessments

Older homes may contain asbestos materials which require specialised removal. This is assessed before demolition begins.

Site Safety Requirements

 Additional measures may include:

- Temporary fencing
- Tree protection
- Neighbour protection works
- Traffic management

Step 6 – Contracts & Documentation

 Once plans and pricing are finalised:

- **Contracts are prepared**
- **Specifications are confirmed**
- **Engineering begins**
- **Permit documentation is compiled**

This stage formalises the project and prepares it for approvals.



Step 7 – Building Permits & Approvals

Before construction can commence, your project requires formal approvals.

 **These may include:**

- **Building Permit**
- **Engineering approvals**
- **Energy rating assessments**
- **Developer approvals**
- **Authority approvals**

Our team coordinates this process on your behalf.



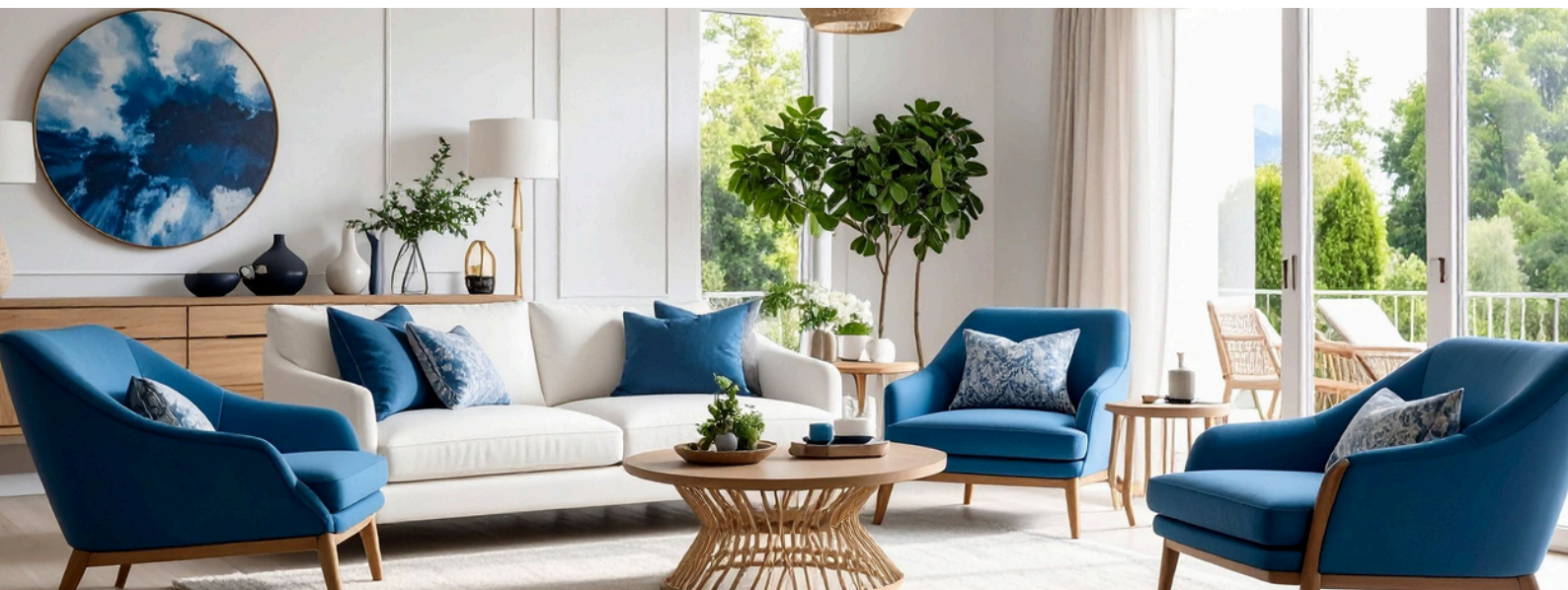
Step 8 – Interior Selections

This is one of the most exciting stages of the journey.

 You'll personalise your home by selecting:

- Flooring
- Cabinetry
- Benchtops
- Tiles
- Appliances
- Tapware
- Paint colours
- Lighting
- Electrical upgrades

Our team helps guide you through selections to ensure your home feels cohesive, functional and suited to your style.



Step 9 – Demolition & Site Preparation

Once approvals and service disconnections are complete, demolition can commence.

 This stage generally includes:

- Temporary fencing
- Demolition of the existing home
- Removal of debris
- Site clearing
- Preparation for construction

Once complete, the site is prepared for the new home build.



Step 10

Construction Begins

Your Site Supervisor manages construction from commencement through to completion.

Typical Construction Stages

Site Preparation & Slab



The site is prepared and foundations are constructed.

Frame Stage

The structural frame of the home is completed.



This is where the shape of the home becomes visible.

Lock-Up Stage

External doors, windows and roofing are installed.



The home can now be secured.

Fixing Stage



Internal works are completed, including:

- Cabinetry
- Doors
- Architraves
- Skirting
- Tiling

Step 10

Construction Begins

Your Site Supervisor manages construction from commencement through to completion.

Completion Stage

 **Final works include:**

- Painting
 - Electrical fit-off
 - Plumbing fit-off
 - Cleaning
 - Quality inspections
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Communication Throughout Construction

At Aamico Homes, we believe communication is essential throughout the build process.

 **Clients receive:**

- Construction updates
- Access to support
- Site supervision
- Ongoing coordination

We aim to ensure you feel informed and supported throughout the entire journey.



Step 11 – Practical Completion & Handover

Before handover, we complete:

- Final quality inspections
- Defect rectification
- Cleaning
- Compliance checks

You'll then receive:

- Keys to your new home
- Warranty information
- Compliance certificates
- Homeowner documentation

This is the final and most rewarding stage of the journey.

Common Questions

How long does a knockdown rebuild take?

Every project is different, however timing can depend on:

- Design complexity
 - Permit approvals
 - Demolition requirements
 - Site conditions
 - Weather
 - Build size
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Is a knockdown rebuild cheaper than renovating?

In many cases, a knockdown rebuild can provide better long-term value and fewer compromises than a major renovation.

Step 11 – Practical Completion & Handover

Can I live in the home during the process?

You may remain in the home during planning and approvals, however alternative accommodation is required once demolition begins.

Do I need to organise demolition myself?

No. We help guide and coordinate the demolition process and associated requirements.

Can I customise the home?

Yes. We offer both customisation of existing designs and fully custom home options.

Why Choose Aamico Homes?

We understand that building a new home is a major decision.

 Our team focuses on:

- **Clear communication**
- **Personalised service**
- **Quality workmanship**
- **Practical design**
- **End-to-end project management**

From concept to completion, we work closely with our clients to create homes that suit their land, lifestyle and future goals.

Start Your Knockdown Rebuild Journey

If you're considering rebuilding your home, the team at Aamico Homes is here to help guide you through the process.



Contact us today to arrange your consultation and begin exploring the possibilities for your new home.

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