YOUR KNOCKDOWN REBUILD JOURNEY

A step-by-step guide with BuildDirect Marketplace

Building a brand-new home on your existing property may feel overwhelming, but BuildDirect Marketplace helps make the process easier to understand and manage from the very beginning.

This guide explains the main steps, expected timeframes and how payments work throughout your knockdown rebuild journey.

1. Learn and Prepare

Begin by exploring knockdown rebuild home designs, pricing, inclusions, payment stages and the overall building process through BuildDirect Marketplace.

This allows you to understand your options, compare suitable homes and prepare for the journey ahead before making a commitment.

2. Confirm Your Finance

Speak with a finance professional to confirm your borrowing capacity and establish a comfortable building budget.

Finance should be discussed before reserving a home so you can move forward with confidence and select an option that suits your financial position.

3. Reserve Your Preferred Home Online

Once you have selected your preferred home, complete an Expression of Interest and pay the initial **$6,000 knockdown rebuild reservation fee** online.

Your reservation records your interest in the selected home and allows the builder to begin reviewing your property and requirements.

4. Builder Confirmation

The builder will contact you within approximately **48 hours** to confirm your preferred home design and facade, discuss any initial changes or requirements, review your property details and reconfirm that the selected home is suitable for your block.

This provides an additional opportunity to make sure you are comfortable with your selection before the next stage begins.

PLEASE NOTE - CHECK YOUR FRONT SETBACK

In established knockdown rebuild areas, the required front setback may need to reflect the **average setback of the two neighbouring homes**. The home plans shown online are generally displayed with a standard **4.5 metre front setback**, so the available backyard depth shown may change once the actual setback requirement for your property is confirmed.

Example: If one neighbour is set back 11 metres and the other is set back 9 metres, the average front setback is 10 metres.

If the online plan has allowed only 4.5 metres at the front, your home would need to move back an additional 5.5 metres. This means you would need at least an extra 5.5 metres of available depth in the backyard for that home to fit.

The online plan should be used as a guide only. Please measure both neighbouring front setbacks and discuss the result with the builder. The builder will confirm the siting of the home before processing the sale.

IMPORTANT PROPERTY REQUIREMENTS

PLEASE NOTE - ADDITIONAL SITE REQUIREMENTS

If your property is affected by bushfire, acoustic or flood requirements, the additional costs associated with those requirements are not included in the advertised home pricing.

When the consultant contacts you after your reservation, please let them know about any known property restrictions or requirements. This allows the builder to include the relevant allowances when preparing your tender.

If you would like an indication of the possible cost before proceeding, the consultant should be able to provide a reasonable upfront estimate based on the information available before the sale is processed. Final costs will be confirmed once the required reports and property information have been received.

Examples may include bushfire attack level requirements, acoustic treatment, flood-related design or construction requirements, and other property-specific planning conditions.

5. Property Reports and Site Investigations

The builder will arrange the required reports and site investigations for your property. These may include a site survey, soil test, property and planning information, sewer and service information, preliminary engineering requirements and other property-specific investigations.

These reports generally take approximately **five to six weeks** to complete, depending on the property and the information required.

6. Plans and Fixed-Price Tender

Once the required reports have been received, the builder will prepare your preliminary plans and provide you with a fixed-price tender based on the available site information and your selected home.

You will have the opportunity to review your home design, facade selection, site costs, inclusions, requested changes, plans and total tender price.

7. Accept Your Tender and Pay the Deposit

When you are happy with the plans, specifications and tender price, you will sign the tender, approve and sign off on the plans, and pay the required building deposit.

Any applicable reservation amount credited toward the home may be deducted from the deposit payable. You will generally not be required to make another building payment until construction begins.

8. Colour and Product Selections

While the builder is completing the required submissions and approvals, you will attend your colour and product selection appointments.

This is where you will choose external and internal colours, flooring, cabinetry, benchtops, fixtures, fittings, electrical selections and other available upgrades or personal choices.

9. Approvals and Construction Contract

The builder will progress the required plans, engineering, certifications and authority approvals.

Once the approvals and selections have been completed, your final construction documentation can be prepared and you will sign your building contract.

Before construction can commence, the builder must sight formal finance approval or satisfactory proof of funds.

10. Site Start

Site commencement will generally occur approximately **two to three weeks after the construction contract has been signed**, provided all required approvals, documents, finance conditions and pre-construction requirements have been completed.

Demolition and site preparation requirements will also need to be coordinated before construction of the new home can begin.

11. Construction Begins

Your new home will be built in a series of clearly defined construction stages. Progress payments are made as each stage is completed in accordance with your building contract.

How Payments Work During Construction

Construction payments are made progressively as your home is built, rather than being paid all at once. Each time the builder completes an agreed construction stage, a progress payment invoice will be issued. Where finance is being used, your bank or lender releases the required funds after each completed stage, subject to its usual lending and payment procedures.

Your progress payment schedule will be included in your building contract. Two common payment structures are available.

Construction Stage	5% Deposit Structure	10% Deposit Structure
Deposit	5%	10%
Base or slab	15%	15%
Frame	20%	20%
Lock-up	25%	25%
Fixing	25%	20%
Completion	10%	10%
Total	**100%**	**100%**

Understanding the Payment Stages

Deposit

Paid when you accept the tender, approve the plans and proceed with the builder. Any applicable reservation amount credited toward the home may be deducted from the deposit payable.

Base or Slab Stage

Paid once the foundations, base or concrete slab have been completed.

Frame Stage

Paid once the structural frame of the home has been completed.

Lock-Up Stage

Paid once the external walls, roof, windows and external doors have been installed, allowing the home to be secured.

Fixing Stage

Paid once the major internal fixing work has been completed. This may include internal walls, cabinetry, doors, skirting boards, architraves and other internal finishes specified in your contract.

Completion Stage

The final payment is made when construction has reached completion in accordance with the building contract and the required completion process has been undertaken.

Your builder and finance provider will explain the payment process and documentation required at each stage.

Indicative Construction Timeframes

Once all required approvals have been obtained and construction is ready to commence, single-storey homes usually take approximately **six months**, while double-storey homes usually take approximately **eight months**.

Construction timing may vary depending on the size, design and complexity of the home. The official construction period, expressed as a specific number of building weeks, will be clearly included in your building contract. This means that before construction begins, you will know the contracted timeframe for your particular home.

BuildDirect Marketplace Is Here to Help

BuildDirect Marketplace brings home designs, pricing, builders, finance support and clear information together in one convenient place. Our goal is to help you understand each stage, compare your options and move through your knockdown rebuild journey with greater clarity and confidence.

Please note: Timeframes, processes, setback requirements and payment requirements may vary between builders, lenders, councils, local authorities and individual properties. Your final reports, tender, building contract and finance documents will confirm the requirements that apply to your project.