
Built on trust since 1990™

Your guide to
Knock Down & Rebuild

CORAL
HOMES



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Why Knock Down & Rebuild?

Whether you're looking to demolish your investment home, or you're a homeowner that loves their current neighbourhood, building a brand new home is an exciting time and a worthwhile investment.

Consider a Knock Down & Rebuild to stay in the location you love with the home you dream of.



Innovative designs

Our home designs have been created by our team of designers to suit various block sizes and family lifestyles



Save money

A Knock Down & Rebuild project can be more cost effective than renovating an old home or working with an architect directly, plus you'll save on stamp duty compared to purchasing a new home!



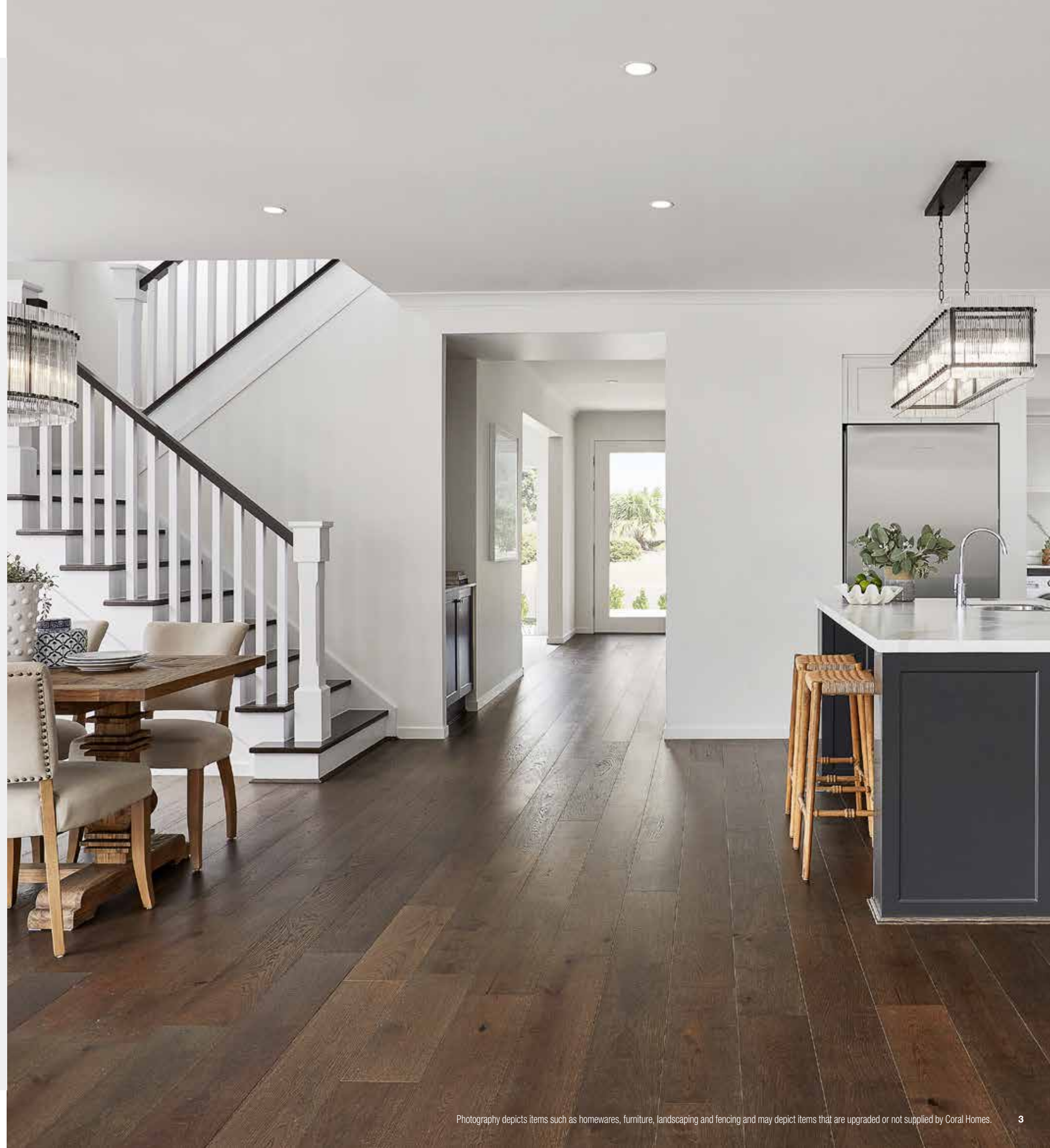
A good investment

Keep resale in mind and build a brand new home to increase the value of your overall property



Stay in the neighbourhood

Keep the kids in their schools, frequent the same shops and restaurants you love and maintain friendship networks in the area





Our team is here to help along the way

Did you know we've been building homes for Australians for over three decades? With more than 25,000 happy homeowners and counting, Coral Homes is a trusted builder you can count on.

We provide easy to understand quotations, assist with your home design, guide you through the colour selection process and organise all approvals for your build. Our friendly team will explain what you need to complete along the way, before we commence building your dream home! With Coral, the process is easy.

Start with your FREE preliminary site assessment!

Let us help you find the perfect home design for your block of land with our professional siting software, which helps to maximise the natural light within your home and increases its energy efficiency.

When assessing your land, we review things like:

- ✓ Planning regulations, flood and/ acoustic requirements
- ✓ Street frontage and depth of your block
- ✓ Set back requirements and slope of the land
- ✓ Best orientation of your home to maximise natural light
- ✓ Existing service location (water meter, sewer connection and power)
- ✓ Street access for construction
- ✓ Remaining pools, sheds, retaining walls, fencing and trees

**Ask your New Home Consultant for
your complimentary siting today!**

What to consider

We've highlighted our top tips for you to consider before carrying out a Knock Down & Rebuild project.



✓ Consult council

Visit your local council/government websites to find out whether your property has any heritage or acoustic requirements and if it is in a bushfire or flood zone. Be sure to review easement locations and vegetation overlay information.

✓ Identification Survey

Consider if your area has an up-to-date Identification Survey. This may be required to clearly outline your land and boundaries. Over time fences could have moved and are not an accurate marker.

✓ Living arrangements

Consider your living arrangements whilst your home is being knocked down and rebuilt.

✓ Organise demolition quotes

Carry out due diligence and contact a few different demolition companies for quotes.

- Do you have hazardous materials that need to be considered? A licensed contractor can provide an asbestos clearance certificate.
- Ask your demolition contractor whether their service includes capping of services or you will need to contact a plumber and/or electrician to obtain a separate quote.

✓ Abolishment of services

Contact the appropriate utilities provider to have services including power, water, gas, sewerage and NBN disconnected. Depending on the age or location of the services, you may also be required to obtain a new sewer, stormwater, power or water connection points.

✓ Three-Phase Power

If Three-Phase Power is required for your property, you will need to lodge a Supply Availability Form with your energy supplier to confirm availability. Please note, your energy supplier may take up to 60 days to respond to your request. If a Three-Phase connection is not already available for your property, your energy supplier will need to perform infrastructure upgrades, which will take additional time (in most cases 4+ months).

✓ On-site traffic management

On-site traffic management during construction and demolition may be required if you are in an area that could be affected by:

- Size of roads
- Nearby schools or childcare facilities
- Overhead powerlines
- Public transport stops
- Main or busy roads with high traffic
- Accessibility issues for trucks and larger vehicles
- Parking restrictions for trades





Frequently asked questions

Why do I need two soil tests and contour surveys?

The first soil test and contour survey will be complete around the existing home, this provides us an understanding of soil types and site levels.

The second soil test and survey are complete after demolition. Some demolition contractors leave soil onsite and others may remove soil upon demolishing the house and we need to ensure we design your foundations exactly to your land (after demolition).

! Please note: *It's beneficial to understand soil conditions upon removal of the house and trees, in order for our engineers to accurately design the house foundations.*

What should I look for in a demolition contractor?

We recommend searching for a reputable contractor. They must be fully insured and licensed to complete demolition works.

We strongly suggest you engage someone who will also organise disconnection and capping of all services (plumbing and electrical) or you will need to engage these contractors also.

! Please note: *Regardless of the presence of Asbestos, we will require an Asbestos Clearance Certificate. If you have asbestos in your home, it is critical that your licensed demolition contractor complete a legal removal of asbestos materials.*

Who organises the Demolition approval?


Your Demolition contractor is required to seek all demolition approvals.


The Process to Knock Down & Rebuild


At Coral Homes, we're knock down rebuild specialists, and are committed to making the process as easy as possible for you. Discover the process to learn about your journey from knock down to rebuild.





Step 1: New Home Selection

- 


Start your Coral Homes journey by booking a tour at one of our display homes.
- 


We'll run through our home inclusions levels, current promotions and provide initial suggestions on a home design that meets your requirements.
- 


Provide your consultant with your land information and any reports or information from council you have obtained.
- 

Tip: look for your Land Title and Land Survey, or any other information you may have regarding your land
- 


Your New Home Consultant will review home design options to suit your land, as well as any modifications you require.


Your New Home Consultant will site your home on your land professionally and accurately, taking into account setback and council requirements.
- 

To ensure that all services and connections are identified, such as sewer, water, power and stormwater, please contact your local authority. For a small fee, they will provide you with a diagram of your lot.
- 


Your New Home Consultant will prepare an obligation free quote.
- 

At this stage it's also important for us to know if you are planning on keeping or adding any pools, fencing, retaining walls, sheds and trees, so we can make provisions and ensure the house fits around these items.


- 


Once you're happy with your quote, our Building Supervisor will access site and area in person, providing information back to the New Home Consultant. We will inform you of the best day for us to attend site.
- 


Please make sure the property is safe and accessible for our visit.


It's time to lock in your home and make your non-refundable deposit.
- 

Once your deposit is received by Coral Homes, we'll order preliminary reports for your site (soil report, contour survey, preliminary town planning assessment and service location reports).

Depending on your lot, you may also need an Identification survey. If this is the case, we will require an additional deposit to cover this report.
- 

Please ensure we have access to the site, pets are secured, gates are open and there is access for the soil test machinery (up to 6m high when taking samples).
- 

Please note: detailed preliminary reports can take 3-4 weeks to come back.
- 

During this time, we suggest you have conversations with your bank or financier to receive a pre-approval for your home (if you are lending).
- 

Please note: the first soil test and contour survey will be complete around your existing home if applicable, this will mean your Tender will need to include a secondary soil test and survey once your home has been demolished and the site is clear.




Step 2: Tender

CH Once your preliminary reports are back, we can complete your tender request. This will include your home design, any modifications, selections and site work estimate.


Our team will prepare a new home tender letter and preliminary plans (floor, elevation & site plan)

 Attend your Tender Appointment time.

CH At your Tender Appointment, we will take you through your home inclusions, your detailed site plan and walk through your chosen design which includes front facade elevations. We'll make note of any changes and ask you to sign your Tender.

 Ask questions, request changes (if required) and get to know every item we have included in your Tender. You will need to dedicate time for this appointment, carefully review the Tender and ensure your home design is exactly as you desire.

To proceed, sign your Tender and pay a further deposit.

 **Please note:** no further structural or design changes can be made after signing your Tender. Please ensure any verbal/written requests are captured in your tender.



Step 3: Contract

- CH

We will request your HIA Building Contract. This contract will include your site costs, your chosen home design and facade, plus any additional items requested at Tender Stage.

Your New Home Consultant will book a time to present and sign your contract.
- Attend your Contract Signing Appointment.**

Review all contract items, inclusions, plans and contract terms. Only sign this contract once you are comfortable that everything you have discussed is noted in writing.
- Please note:** Electronic contract signing via DocuSign is available, however please ensure you are familiar with all inclusions and terms within the contract before proceeding electronically.
- CH

We will guide you through your contract and address any questions you may have.
- Please pay the balance of your 5% Building Deposit as per contract conditions.**
- CH

Once your Balance of Deposit has cleared into our bank account, we will immediately lodge for your building and plumbing approvals, plus your energy efficiency assessment.



YOU



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TIP



NOTE



Step 4:

Colour, Tile and Electrical Selections

CH Now that your contract is signed, you'll be introduced to your friendly Customer Relationship Coordinator, who is your main point of contact throughout the pre-site stage.

Now we can proceed to booking your selections appointments.

We recommend attending a Selection Showroom tour prior to your selection appointments, to start envisioning the style of your new home and fill out your pre-selection documents. Please also consider your electrical requirements and placements before your Electrical Selections.

CH Our Interior Designers will guide you to select all fixtures, fitting, colours and items in your new home.

Tip: Start planning and seeking quotes for demolition of your home by finding a licenced, qualified and reputable contractor.

Please note: Allow one full day for your Colour Selections and an additional day to complete Tile and Electrical Selections.



Step 5: Building Approval

CH Our dedicated Permits Team will now lodge for your building approval with a private certifier and/or council, depending on your region and chosen home design.

We will now work through all certifier requirements and request for information (RFI) to achieve approval as soon as possible. Once received, the Permits Team review all documentation.

We also review the Building Approval to ensure all conditions are going to be met.

! ***Please note:** The timeframes for approvals do vary between states and councils.*

If site conditions have changed, you will receive a Variation to Contract.



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TIP



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Step 6:

Site Start Preparation

By now you should have selected your demolition contractor and organised disconnection of power and a temporary power pole.

Tip: Book in tree removal (subject to council approval), if applicable. Consider whether you need a phone line or NBN removed, or your gas disconnected.

Disconnection of services (power, water, sewer, stormwater) by contacting the following companies:

- Utility supplier to have the Electricity disconnected and removed back to the feeder pole. (If your demolition contractor is not undertaking this work)

Please note: A timely reminder it can take 30-60 days to organise electrical disconnection by the power authority in some areas.

- Licenced plumber to remove the sewer back to the tie locations and cap.

Please note: Some demolition contractors will include this in their scope of works. You will also need to provide the location of the sewer capping point. It may also be required that a new connection be installed by Local Authority.

- Licenced plumber to remove all stormwater drains back to the legal point of discharge, or to the title boundary, if they are outside the property

Ensure that a temporary fence is installed around the site after demolition so the site is safe for the public.

Please note: At Job start the Builder will install their owner temporary fencing for and during construction.

Confirm living arrangements in preparation for demolition of your home.

CH Coral Homes will send through your Building Approval once available.

It's time for your demolition contractor to demolish your existing home.

Advise your Customer Relationship Coordinator as soon as demolition is complete and provide us with the following items:

- Asbestos Clearance Certificate
- Ensure site is clean and clear, all debris and material needs to be removed. If the site is not clear, additional costs could be charged.
- All services capped locations (these need to be capped to the point of discharge by licenced contractors)

CH A site supervisor is required to inspect your site after demolition and we will arrange a second soil test and survey. Once confirmed, we will re-site your home design on your land, finalise your site costs and order the engineering design for the foundation of your home.

Review and sign the Variation/s to Contract within 48 hours.

Request an authority to commence construction letter from your bank or financial institution (if applicable).

This letter confirms your finance covers the build costs and is unconditional and ready for payment draw downs. Cash customers will be required to provide proof of funds and open and deposit funds into a trust account.

Review and sign your construction drawings within 48 hours.

CH As part of Coral Homes quality procedures, we now audit all documents including plans, selections, variations and building approval conditions to ensure all documents are consistent. If we find any discrepancies at all we will discuss and resolve these with you, as well as a final viewpoint in a variation for clarity and transparency.

We'll process all purchase orders for suppliers and trade contractors. Plus, we'll complete construction detailed drawings and send to you for review.



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Step 1: Site Start

-  You'll receive your site start date, as long as we have:
-  All Variations signed (including Selections, Tiles and Electrical)
 -  Authority to commence construction from your bank or financier
 -  Full approvals for your home
 -  Confirmation of demolition and asbestos clearance certificate
 -  Full balance of deposit paid
 -  Construction drawings signed and returned
 -  Confirmation that all services are available to site, including power, water, sewer and stormwater (where applicable)

Congratulations

It's now time to book your site start!

CH We will give you a call or meet you onsite to introduce you to your Building Supervisor. This is your main contact during the construction of your home.

Coral Homes will provide you with an official site start date where a site cut and the set out to your block for underground services will be organised.



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NOTE

Step 8: Construction Stage

It's time to watch your new home to come to life! The Coral Homes construction process includes Base, Frame, Roof, Cladding, Internal Linings and Fixing.

01

Base Stage

CH This stage is complete when the following works are completed:

- ✓ Level house pad excavation
- ✓ Foundation works
- ✓ Drainage pipe positioning
- ✓ Concrete floor slab pouring



A progress payment of 10% of contract value is due at completion of this stage.

02

Frame Stage

CH This stage is complete when the building's frame is finished on a single storey home. On a double storey home the frame of the garage is not required to be completed.

- ✓ House frame erection
- ✓ First floor roof truss erection
- ✓ On double storey and split-level constructions, the truss erection to any ground floor area is not required to be completed



A progress payment of 15% of contract value is due at completion of this stage.

03

Roof stage

CH This stage is complete when the following works are completed:

- ✓ The roof covering is fixed, but without:
 - (i) soffit linings necessarily having been fixed;
 - (ii) for a tile roof – pointing necessarily having been done;
 - (iii) for a metal roof – scribing and final screwing off necessarily having been done;
 - (iv) on double storey and split level constructions, the roof covering to any ground floor area is not required to be completed



A progress payment of 15% of contract value (QLD) is due at completion of the Roof

04

Cladding Stage

CH This stage is complete when the following works are completed:

- ✓ Brick work is installed, (excluding render where applicable); and
- ✓ the external wall cladding is fixed; and
- ✓ the external windows and sliding doors are fixed (even if only temporarily).



Please note: This excludes the garage door, external hinged doors and any internal access door from the garage to the dwelling.



A progress payment of 15% of contract value is due at completion of this stage.

05

Internal Linings Stage

CH This stage is complete when the following works are completed:

- ✓ When all plasterboard, wall linings are complete with the exception of stairwells, feature wall linings, necessarily being complete
- ✓ Cornice is complete with the exception of around cabinetry, stairwells, wet areas due to tiling requirements (not always applicable due to certain types of main flooring yet to be installed),
- ✓ Sanding, patching and pre-paint preparation works not necessarily being complete



A progress payment of 15% of contract value is due at completion of this stage.

06

Fixing Stage

CH This stage is complete when the following works are completed:

- ✓ Water proofing
- ✓ Wet area tiling
- ✓ Joinery (eg. kitchen, vanity units)
- ✓ Internal doors
- ✓ Any remaining internal linings (eg. stair)
- ✓ Stair install where applicable



A progress payment of 10% of contract value is due at completion of this stage.





07

Practical Completion

CH

“Practical completion” means the day when the subject work is completed:

- ✓ In compliance with the contract, including all plans and specifications for the work and all statutory requirements applying to the work; and
- ✓ Without any defects or omissions, other than minor defects or minor omissions that will not unreasonably affect occupation.
- ✓ If the building owner claims there are minor defects or minor omissions- the building contractor gives the building owner a defects document for the minor defects or minor omissions.

Rest assured we have an independent building inspection complete for your piece of mind and we invite you to go through the home with us and raise any concerns you have.

Organise payment of final claim. Allow 2-3 hours to attend walk through inspection.

Walk through inspection: Together with your Building Supervisor, you will inspect your home and identify any outstanding items that may need to be addressed. Your Building Supervisor will ensure these items are recitifed prior to the home being officially handed over to you, which will typically take around 10 working days (Note: time frame may vary).

A progress payment of 15% of contract value is due at Practical Completion.



Step 9: Handover

CH When all items from your walk-through inspection have been addressed and all outstanding payments have been made, your Building Supervisor will arrange to meet you on site. They'll officially handover your new home, provide guidance for important matters including electricals, your foundations, general safety, pest control and proper care of your inclusions.

YOU *Congratulations*
Here you'll receive the keys to your brand new home!






Step 10: Aftercare

Service program

CH To help you settle in, we will provide you with a Service & Warranty program after handover.


Your Service and Warranty Coordinator will remind you when the end of your service period is approaching. In QLD the service period is 12 months from practical completion and in NSW this period is 13 weeks.

 **Tip:** Please feel free to call or email your Service and Warranty Coordinator should any major issues arise.

Warranty program

CH Your home is covered against structural damage by a statutory Builder's Warranty for a period of 6½ years in QLD and 6 years in NSW.

Coral Homes partners with leading building suppliers. Working with these well-known brands means we incorporate the highest quality inclusions in your new home, each of which comes with its own manufacturer's warranty.

 **Tip:** Keep a list of items that you notice around your home that need to be addressed so that you can raise in your Service and Warranty appointment.



Why Coral Homes?

Our foundation was built on transparency, trust and exceptional customer service. Having built over 25,000 homes across three decades, our customers receive a fixed price guarantee, independent quality checks and so much more.



30+ Years Experience

Over 25,000 families have trusted us to build their family home. Providing a high level of quality, value for money, security and transparency, is why we are one of Australia's largest home builders today.



Fixed Price Guarantee

We understand the financial commitments around building a home and provide you with peace of mind by offering contracts with a Fixed Price Guarantee* upfront.



Independent Quality Inspections

We have a stringent seven step Quality Assurance process to ensure we build each and every home to a high quality. This process includes an independent quality inspection.



HIA Professional Major Builder

We're a proud two-time winner of the HIA Professional Major Builder Award, the industry's most prestigious award. We equally value what our customers have to say so we are honoured to be named Product Reviews 2021 & 2022 winners for customer satisfaction.

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*The fixed price guarantee is in respect to the cost of construction of your house and associated site works in accordance with the specifications of your contract. Coral Homes reserves the right to vary, terminate or suspend the operation of the Fixed Price Guarantee offer in its absolute discretion, without notice. MAY-23