

YOUR GUIDE

KNOCK DOWN REBUILD




better built
HOMES





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THE PERFECT PLACE

Love your location and neighbours, but don't want to move? A knock down rebuild could be just the answer

Yes, there's always the renovation option but what about all that old plumbing and electrical? In fact, in many cases a renovation costs more per square metre than a brand new home. At Better Built Homes we understand the whole process, so why not benefit from our in depth experience to help you explore the many options of knock down rebuild.

BEFORE





Why Better Built?

Building with Better Built Homes means choosing more than a builder—you're choosing a trusted partner who makes your journey seamless.

Award-Winning Reputation

Winners of HIA Australia's Most Professional Builder 2025, with multiple accolades year after year.

Independently Certified

4.5-Star iCIRT rated for trust, quality, and reliability.

Premium Inclusions

Thoughtful details and finishes included as standard.

Personal Service

No call centres, just genuine support from a dedicated team.

Local Expertise

40+ years of combined experience across Sydney, Wollongong, the Southern Highlands, Central Coast, and Newcastle.

Building Trust, Backed by Proof.

At Better Built Homes, trust isn't something we talk about, it's something we've earned. Our industry certifications and awards reflect the high standards we uphold in every home we build.

ICIRT RATED

Backed by the Independent Construction Industry Rating Tool, our 4.5-star iCIRT rating proves our capability, governance, and trustworthiness. It's an independent seal of confidence that shows we deliver what we promise - safe, compliant, quality homes.



ISO CERTIFIED

We've achieved ISO certification year on year, aligning our processes with international benchmarks in quality management. This ensures consistency, customer satisfaction, and a drive for continuous improvement in everything we do.



AWARD-WINNING RECOGNITION

From industry accolades like HIA's Most Professional Medium Builder in Australia 2025, to Business of the Decade Champions Awards, voted by our community, our achievements reflect both professional respect and local trust.

These certifications and awards aren't just titles, they're reassurance that when you choose Better Built Homes, you're choosing a builder proven to deliver with integrity and excellence, time and time again.

Our Testimonials

www.productreview.com.au/listings/better-built-homes



4.9 from 223 reviews



WHAT OUR CLIENTS SAY

At Better Built Homes, nothing means more to us than the trust our clients place in us. Every home we build is a reflection of our commitment to quality, care, and delivering a truly seamless experience.

But don't just take our word for it, here's what our homeowners have to say:

We have no hesitation in recommending BBH for any home building project based on our experience.

- Sivakanthan S.

We highly recommend them to anyone looking for a transparent, professional, and high-quality building experience.

- Parashar D.

We wish we could give Better Built Homes (BBH) more than five stars.

- Siris K.

We refer to our home as the Resort because that is exactly what it feels like.

- Kelly S.

After reviewing many builders and house designs we decided to build a custom home to fit our space and lifestyle perfectly.

- Tracey H.

The quality of workmanship is outstanding, with attention to detail evident in every aspect of the build.

- Chay B.

We recommend BBH very highly to anyone looking to build.

- Rex W.

Cannot wait to build again with the team at Better Built!

- Rebecca N.

The entire team at BBH demonstrated high level of transparency, empathy and professionalism with a personal touch which is rare in the industry.

- Vamsi V.

They were very adaptable to design a house to fit our irregular shaped plot on a slope.

- Alison B.

Where we Build

BUILDING QUALITY HOMES ACROSS GREATER SYDNEY, THE CENTRAL COAST, NEWCASTLE, AND BEYOND

At Better Built Homes, we believe everyone deserves the opportunity to build a home they love, no matter where they live.

Since our establishment over a decade ago, we've steadily expanded to become one of NSW's most versatile and trusted home builders.

We now bring our signature outstanding customer service and a wide range of modern home designs to locations across Sydney (South-West, North, Western, Inner West, Hills & North Shore), Wollongong, Southern Highlands, Blue Mountains, Central Coast, Newcastle & Hunter Region

We've proudly delivered homes in some of NSW's most sought-after locations. Wherever we build, our commitment to quality and exceptional service remains the same, earning us a reputation as one of the state's leading home builders.

VISIT A DISPLAY HOME NEAR YOU :

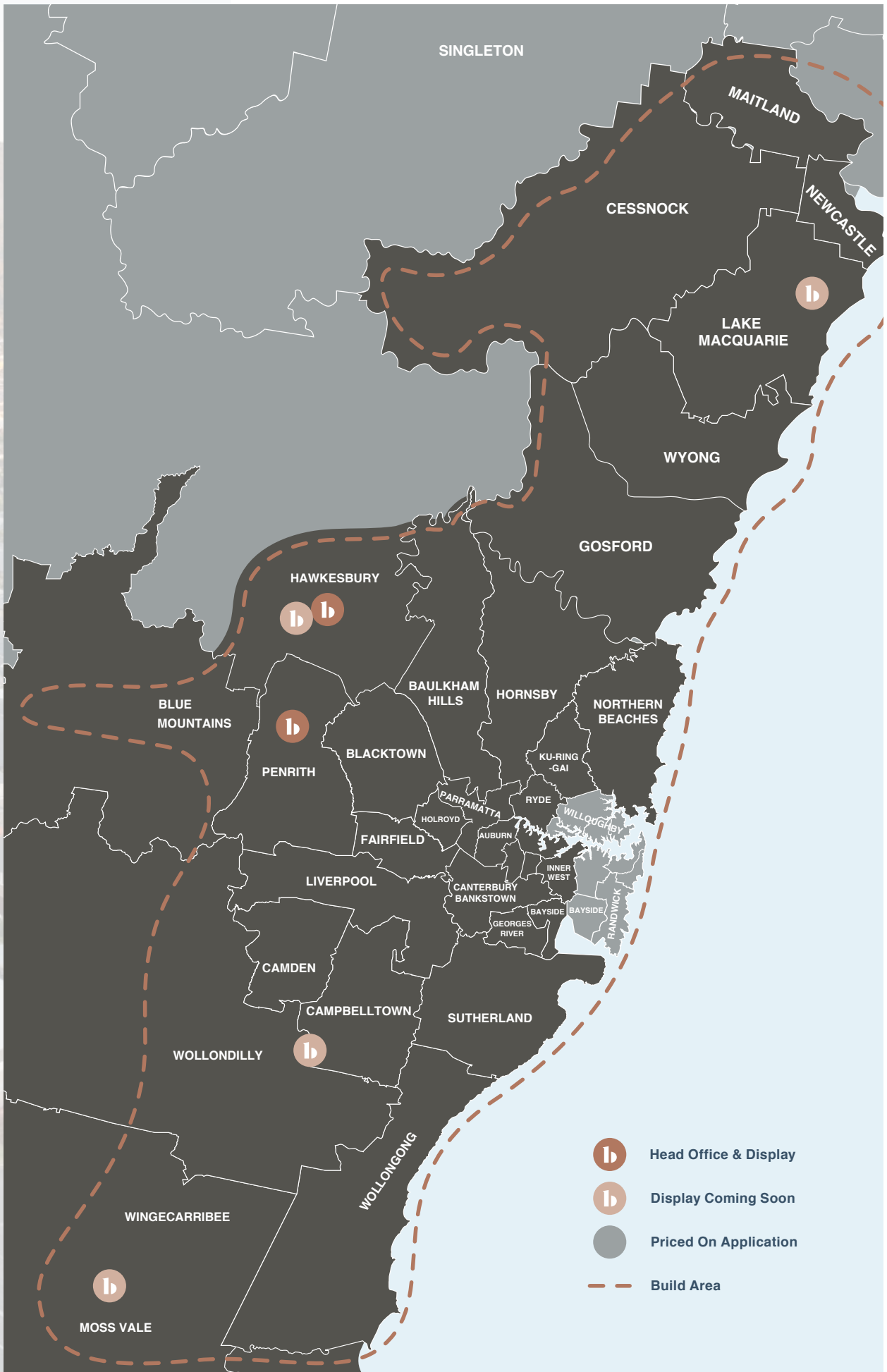
1. 19 Yobarnie Avenue,
North Richmond 2754

DISPLAY HOMES COMING SOON :

- | | |
|---|---|
| 1. 37 Subzero Crescent,
Menangle Park 2563 | 2. 1 Ashbourne Boulevard,
Moss Vale 2577 |
| 3. 7 Gordon Street,
Cooranbong 2665 | 4. 11 Yobarnie Ave,
North Richmond 2754 |

To stay up to date with our latest displays, scan the QR code.





The Many Benefits Of Knockdown Rebuild

Better Built Homes is committed to making the knock down and rebuild process simple, stress-free and enjoyable. Not only will you have a new home, you'll realise many benefits for years to come.



AVOID STAMP DUTY AND REAL ESTATE FEES

If you were to sell your existing home you would have to pay costs such as stamp duty and real estate agent's commission. When you knock down and rebuild you avoid these costs leaving you more funds to put towards your new home.



CUSTOMISE TO YOUR LIFESTYLE

Knocking down your existing home and building a new one gives you the opportunity to customise your design to suit your lifestyle needs.



STAY IN THE NEIGHBOURHOOD

We get it. You love your neighbours, you love the location, your kids love their school, so why would you want to relocate? A KDR avoids disruption by allowing you to keep enjoying life in your current neighbourhood.



SAVE ON ENERGY

All new homes must now comply with the Building Sustainability Index (BASIX) to help reduce greenhouse gas emissions and water consumption. As the homeowner, you'll financially benefit through reduced water and energy bills in your new home.



GUARANTEED FIXED PRICE

Better Built Homes gives you the peace of mind, knowing that your price is FIXED throughout the building period. Compared that to a renovation when you don't know what surprises exist.



ONGOING REPAIRS

New homes come with new electrical, new plumbing and so much more! Older homes tend to need far more maintenance than a brand-new home. All Better Built Homes come with a generous 6-year Structural Guarantee and a 90-day warranty period.



INCREASE EQUITY IN YOUR HOME

Building a brand new home can potentially increase the value of your land, giving you more opportunities with your finances.



BIGGER BLOCK THAN MOST GREENFIELD'S AVAILABLE

Most greenfield blocks are quite narrow and very limited compared to the big spacious home you may be able to create on the existing block you may already have.



Our 10 Step Knockdown Rebuild Journey



STAGE 1 SITE INSPECTION

One of our specialist consultants will conduct a site inspection of your block and assess it for our KDR program. This is an initial site inspection to consider things like site accessibility, the slope of the land, overhead power lines and street parking.



STAGE 2 REQUEST A TENDER

Choose from one of our thoughtfully designed Better Built Homes or explore the flexibility of our Bespoke by Better Built services for a truly tailored home design. Whether you're after a ready-to-go design or a custom creation that reflects your unique style and vision, we've got you covered.

Upon receiving your Tender Request fee, we'll arrange all necessary preliminary reports, including a soil test, contour survey, 10.7 Certificate, and other relevant property details. These reports allow us to deliver a comprehensive and transparent FIXED PRICE TENDER, ensuring you have clarity and confidence every step of the way.



STAGE 3 FIXED PRICE TENDER

The fixed price tender is presented and explained to you in detail by your dedicated sales consultant at our head office. Once you accept and pay the tender acceptance fee, we will prepare your presentation plans.



STAGE 4 - PLAN PREPARATIONS & EXTERNAL SELECTIONS

After your house plans are prepared and you've selected your bricks and external colours, we'll invite you to our head office for a Plan Presentation. This is your final opportunity to make any further structural changes. Now it's time to accept your plans and pay your Submission fee. Things are starting to happen!



STAGE 5 SUBMISSION PLANS

Submission Plans are finalised by our drafting department with any final adjustments and external colour selections added to the plans for BASIX assessment.



STAGE 6 APPROVALS

All plans are subject to approval and all councils, certifiers and developers have different guidelines. Once approval is granted, we order consultant reports and apply for a Construction Certificate.



STAGE 7 INTERNAL SELECTIONS

Now comes the really fun stuff! You choose your carpet, tile and electrical selections with the help of our trusted suppliers. Next up is an appointment with our Colour Consultant to finalise choices and go through what's included in your Tender and discuss any required upgrades.



STAGE 8 A BUILDING CONTRACT

We invite you to our head office to sign a meticulously prepared HIA building contract - a truly red letter day! We'll ask you to send a copy to your bank and provide us with proof of funds for construction.



STAGE 9 DEMOLITION

Once we have all the demolition approvals in place it's time to get really excited because you are now allowed to demolish your home. Demolition is carried out by a team of highly experienced professionals who will provide; a demolition approval certificate, the abolishment of existing services, safe removal of asbestos (if applicable) and removal of all rubbish from site. Once finalised, they'll issue a clearance certificate to the builder ready for construction.



STAGE 10 CONSTRUCTION

1. Final Construction Plans are completed.
2. As part of our quality control process, you will be asked to sign off on your plans.
3. All materials are ordered and checked by management.
4. This will be your final confirmation that all your requested changes have been completed before construction commencement.
5. Supervisors are allocated the job file and all construction stages are booked through to the first walkthrough.



Impress for less, while still living with **OPULENCE.**

UP TO \$60,000 WORTH OF EXTRA VALUE FOR ONLY \$10,000

We want you to move into your Better Built Home for the first time and feel like you never want to leave! We believe that quality starts with getting the details right from the start. To give your home that

'wow factor' we have created this upgrade package to include those little luxuries and details that make your house, your home and we are proud to offer you both quality and choice.

Start living Better with INSPIRE.

UP TO \$35,000 WORTH OF VALUE, FOR ONLY \$10,000

To explore our complete range of standard inclusions, pick up a copy of our Better Built Homes "Inclusion & Promotion" booklet or visit our website.



Payment Made Simple

YOU DON'T PAY EVERYTHING AT ONCE — JUST AS YOUR HOME TAKES SHAPE


Building your dream home shouldn't be stressful or confusing. That's why our payment schedule is designed to be clear, manageable, and tied to the progress of your build.

You don't pay everything upfront, only as your home takes shape. Payments are structured around key milestones, such as Slab, Frame, Brickwork, Lock-Up etc. So you can plan with confidence and see exactly where your investment is going.

THE SMART WAY TO BUILD

With Better Built Homes, building doesn't have to feel complicated. We provide:

The End Price Upfront	Clear Progress Payments	Peace of Mind
No hidden fees, no surprises.	Know what you're paying and when.	Watch your home take shape while staying in control of your budget.

Pre - Construction	KDR / Brownfield	
Tender Fee (Will be shown on the tender as a credit off the final contract price)	\$1,200	\$4,000
Tender Acceptance Fee	\$5,000	\$8,000
Initial Plan Approval / Approval Fee	\$10,000	\$18,000
Total Fee Paid Pre-construction	\$16,200	\$30,000

*All fees are deducted from final build price.



WHAT IS HOMEPAY?

Homepay offers you the flexibility to start building your new home now and delay repayments on both the land and construction loan for up to 12 months. During this time, the interest simply accumulates and is added to your loan balance, so you don't have to worry about managing mortgage repayments alongside rent or other expenses.

With competitive interest rates, increased borrowing capacity, and partnerships with trusted lenders, Homepay provides a straightforward and stress-free way to finance your dream home.

HOW DOES HOMEPAY WORK?



CHOOSE YOUR DESIGN AND LAND

Select from our award-winning home designs and build locations.



APPLY FOR HOMEPAY

Work with a Homepay-accredited broker or lender to secure your loan.



PAY YOUR DEPOSIT

You'll only need to cover standard pre-construction costs to get started.



WE BUILD YOUR HOME

While we are building your new home your mortgage repayments on both the build and land are paused for 12 months!



MOVE IN & START REPAYMENTS

Enjoy living in your beautiful Better Built Home

WHAT'S THE CATCH?

There isn't one. Homepay is a genuine, lender-backed loan option with no hidden fees or balloon payments. The deferred interest repayments are simply added to the loan balance and are gradually repaid over the remaining life of the loan. It's not too good to be true, it's just a better way to build! Homepay is only available through accredited builders like us who have been vetted for financial stability, build quality and reliable delivery. So let's start today and build your next dream home.

Terms & Conditions Apply. Approved purchasers only. See our website for more details.

FAQs

HOW MUCH DOES IT COST TO KNOCK DOWN A HOUSE?

Each knock down and rebuild project is different and because of this the cost will vary. There are many things to take into consideration when budgeting for the demolition of your home. As a general rule of thumb, a standard demolition with minimal cost impacts may cost between \$20-\$30K.

However, cost impacts such as those as outlined below, could result in costs of around \$35K.

POSSIBLE COST IMPACTS ON DEMOLITION

- The size of the house.
- Site accessibility.
- The existing structure - bricks or cladding?
- Hazardous building materials like asbestos.
- Are there existing trees or large shrubs that need to be removed?
- Is the house fire damaged?
- Is there a pool that needs to be demolished?

WHO KNOCKS DOWN THE HOUSE?

When it comes time to demolishing your house, it's impossible to do it yourself! The demolition process must be completed by a licensed and insured demolition company proven in their field of work. It's always advisable to get a company that provides a transparent quote and who also recycles most of the building material they demolish.

Generally, homeowners organise demolition themselves. Alternatively, we can arrange it. It really is up to you. We're happy to help either way!

HOW LONG DOES IT TAKE TO KNOCK DOWN A HOUSE?

Once all the demolition approvals have been met and we're given the green light, the demolition of your house is usually quite quick and can happen in just a few days. When it's complete the demolition company will issue a clearance certificate. Better Built Homes will then carry out a site inspection to verify the demolition is complete and the site is tidy, ready to start construction. Safe to allow 2 weeks.





HOW DO I CHOOSE THE RIGHT DEMOLITION COMPANY?

Just like choosing your builder, do your research and look for positive and informative reviews about the company. Ensure that they are fully licensed and insured, use up-to-date equipment and have a proven track record.

DO I NEED TO ORGANISE FENCING?

Generally, the demolition company will provide this for you. It's always good to check this is covered in the demolition quote. Once the demolition is finished, Better Built Homes will take over all site requirements, including temporary fencing.

WILL TRAFFIC CONTROL BE REQUIRED?

This is dependent on each individual site. Factors such as the house being on a main road, or the sewer and stormwater being located in the road will definitely need traffic control. Truck deliveries and site accessibility will also determine whether you need traffic control too. Any traffic control required will be included in your tender.

UNDERGROUND FOOTINGS

Not removing these could cost you more in the long run, so make sure that the demolition team removes all existing footings from the old home. It's always best to begin a build with a totally clean slate.

WHAT ABOUT ASBESTOS REMOVAL?

Generally speaking, houses built prior to 1990 may contain asbestos because it was once a common building material. Ensure that the demolition company has conducted a thorough site inspection and has included this in their quote. You also need to ensure that they are licensed to carry asbestos removal.

WHERE WILL I LIVE WHILE MY HOUSE IS BEING BUILT?

Most people live with family or friends or choose to rent. Rest assured that when you build with Better Built Homes you are guaranteed a FIXED PRICE for the duration of the building process, allowing you to budget accordingly and avoid unnecessary stress.



better built
HOMES

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To view our display home locations,
please scan the QR code.

