

# RAMSAY

— BUILDERS —

## THE ULTIMATE GUIDE TO KNOCKDOWN REBUILD



It's no secret that if you want to build on a spare block of land in Melbourne, you'll need to be looking a fair way out from the CBD.

Properties in good locations in the city are in high demand, often far exceeding their expected auction price. Alongside property sizes shrinking significantly and lifestyles continuing to change, it can be very difficult to find the right parcel of land.

But this is a great reason to make the most of what you have and invest in a knockdown rebuild project. Simply put, a knockdown rebuild is when you demolish your existing home and build a brand-new home in its place. Unlike renovation or extensions, where you are restricted in what you design and build, a knockdown rebuild gives you the freedom to create a home exactly to your specifications, in the neighbourhood you love.

Keep reading to discover everything you need to know about knocking down and rebuilding on your current block of land.





## CAPITALISE ON YOUR LOCATION

We've all heard the phrase 'location, location, location'. This is certainly true if your home is in an established neighbourhood, and you've built a life around it. If you and your family don't want to re-establish yourself in an unfamiliar area with new schools, neighbours, transport and entertainment, knocking down and rebuilding is a great option for you.

A knockdown rebuild is also a great way to maximise the benefits of your location. For example, if your current house doesn't receive much natural light, you can design a home that's orientated towards the sun, creating a more inviting and sunlight modern home. Or maybe your home is surrounded by stunning greenery and trees that your existing home doesn't capture? By opting for a knockdown rebuild, you can ensure your new home integrates the natural surrounds through wide windows and plenty of smooth transitions between the indoors and outdoors.



## CREATE A MODERN, FUNCTIONAL HOME

Home designs have evolved over the years, and today's homes are more open-plan in design with a big emphasis on outdoor living and entertaining. The formal dining room is also fast becoming a thing of the past with family rooms, kitchens and meal areas taking over as the heart of the home. Knocking down your old home and rebuilding will allow you to capitalise on current trends and designs as well as your individual living requirements.

One major benefit of a knockdown rebuild is creating a family home that will not only better serve your current needs but will be versatile to suit your needs in the future. This could be by creating a functional and easily adaptable floor plan, with spacious, well-sized bedrooms, which that will accommodate growing children.







## STRUCTURAL CHANGES

A knockdown rebuild will allow you to make major structural changes with far more ease than a renovation or extension. This is certainly the case for dwellings that require replacement of foundation stumps or those with plumbing and electrical issues that need updating.

Oftentimes, making crucial changes like this as part of a renovation can end up being even more expensive than starting from scratch. A knockdown rebuild is a great way to be cost-efficient and create a sturdy structure that will remain in tip top shape for decades to come.







## SMARTER DESIGN

Knocking down and rebuilding will allow you to fit your brand-new home with the latest technology and building innovation. This could mean creating an energy-efficient home through passive design elements or installing superior insulation and eco-friendly technologies that will save water, electricity and gas. Not only will these smart technologies be better for the environment, they may save you money in the long run.

Other ways of designing and building a sustainable home include a design that's oriented towards the sun, or one that allows for solar panels. Smart design can also help you create a more functional and safer home – smart locks and video door answering technology can mitigate the risk of intruders, while smart lights, fridges, ovens and other appliances can help you keep energy bills to a minimum and make multitasking a breeze.

## MAKE THE MOST OF YOUR BLOCK SIZE

If your home is located in one of Melbourne's older suburbs, the size of your block may be larger than current land parcels created by developers in outer suburbs. If this is your situation, you have the ability to start afresh with your new home plans, maximising your living areas and incorporating all the things you may be missing at the moment – like an alfresco, in-ground swimming pool or a low maintenance garden.

While an extension could help create more room on your block of land, with a knockdown rebuild you've got the freedom to create a customised floorplan, built for your needs and your unique block of land.

## SUBDIVIDE

If your home is located on a large block of land, there's also the option to subdivide. Simply put, subdivision refers to when you divide your property and build two or more homes on the one parcel of land. If you have a big enough block in an esteemed or growing location, this can be a great financial plan, one that will no doubt result in a return on investment.

While this may increase your building and design costs significantly, it will generate a source of income in the long run, as you can either sell or renting out the other building. An experienced builder with expertise in subdivision and unit building will be able to assist you in crafting a plan that will maximise of your budget.

If you're looking to work with a builder who can help maximise your knockdown rebuild project, get in touch with the team at Ramsay Builders today.







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OWN EXTRAORDINARY NEW HOME?

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service, contact us today.

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