

KNOCKDOWN REBUILD GUIDE

Everything you need to know about
the Knockdown Rebuild process.



omnia
HOMES





Why Knockdown Rebuild?

Your home is more than just walls and a roof.

It's where your children flourish.
The coffee shop where they greet you by name.
A community that makes you feel at home.
The restaurant where memories are made.

But what if your house no longer fits your lifestyle?
Whether your family has grown or your needs have evolved,
you deserve a home that supports your future—without leaving
the place you love.

A Knockdown Rebuild gives you the chance to start fresh,
creating your dream home in the neighborhood that means
the most to you.

Ready to turn your vision into reality?

Why choose Omnia Homes?

With over 25 years of experience, we've brought hundreds of homes to life, each designed for families of all kinds.

Yet, every project feels like the first because nothing compares to the joy of handing over the keys to a dream realized.

Being part of this incredible journey with so many families has given us a deep understanding of what truly matters. From keeping you informed at every stage to perfecting the smallest details that make a house a home, we are committed to excellence.

At the heart of every home we build is one simple goal: earning your trust. And we won't rest until we do.





Our Knockdown Rebuild service

Building a new home is an exciting journey, but we understand it can also feel overwhelming. After all, you're making one of the biggest investments of your life, and every decision matters.

One reassuring aspect of a Knockdown Rebuild is that you're staying in a location you already love. And to make the process even smoother, here's how we support you every step of the way:

A Seamless and Supportive Experience

We collaborate with you to design a home that truly reflects your family's needs and your unique sense of luxury.

A Clear and Transparent Process

From our first conversation to the final handover, we're upfront about what we can deliver. No false promises, just honest guidance.

A Result That Exceeds Expectations

Our dedicated construction team is passionate about bringing your vision to life, ensuring your dream home is everything you imagined, and more.

Your journey

01. FREE SITE INSPECTION

02. ONE-ON-ONE
DESIGN CONSULTATION

03. INITIAL DEPOSIT

04. QUOTE AND PLAN CONFIRMATION

05. TOWN PLANNING
& REPORT AND CONSENT
(IF REQUIRED)

06. SHOWROOM APPOINTMENT

07. HIA CONTRACT SIGNING

08. PREPARE FOR DEMOLITION

09. BUILDING PERMIT
APPLICATION & DEMOLITION

10. CONSTRUCTION





01. FREE SITE INSPECTION

To get started, you'll need to provide a clear copy of your land title, plan of subdivision, or Section 32. These documents help us understand the details of your property and ensure a smooth process.

Once we have this information, your Knockdown Rebuild Specialist will conduct a no-obligation preliminary site inspection. We'll assess your block for any potential construction challenges. This could include factors like overhead power lines, parking restrictions, shared boundary structures, site access limitations, or existing vegetation that may impact the build.

In addition to the site inspection, your specialist will also carry out preliminary research on your property. This research helps identify any town planning requirements, restrictive covenants, or specific local council regulations that may affect your project. Understanding these factors early on allows us to guide you through the process with clarity and confidence.

02. ONE-ON-ONE DESIGN CONSULTATION

Your Knockdown Rebuild Specialist is here to understand you, your family, and the vision you have for your new home.

In your initial discussions, you'll have the opportunity to share your ideas, preferred styles, and overall vision. This helps us gain a clear picture of what's important to you, so we can bring your dream home to life in a way that reflects your needs and lifestyle.

Based on your input, your specialist will guide you in selecting a home design that not only complements your personal style but also works seamlessly with the layout and characteristics of your block.

Our goal is to create a space that feels both beautiful and functional.

Additionally, we'll provide an overview of key factors, including site feasibility, potential construction constraints, a proposed floor plan, and an initial quotation. This ensures you have a clear understanding of the process before moving forward.



03. INITIAL DEPOSIT

To move forward with your Knockdown Rebuild, the next step is to pay an initial deposit of \$2,000. This allows us to begin important assessments and planning for your new home.

We'll then arrange key reports and surveys to better understand your property. These include:

A soil test report to assess the ground conditions and determine the best foundation for your home.

A detailed site survey to map out the levels, boundaries, and features of your land.

Property service information to identify existing utility connections, such as water, gas, and electricity.

After gathering this information, you'll work closely with your Knockdown Rebuild Specialist to review and finalise your Quotation and review a preliminary set of drawings. Furthermore once we receive all key reports back from local authorities we can confirm if your home requires any special planning or council dispensations. Once these are confirmed we can move onto finalising your plans.



04. QUOTE AND PLAN CONFIRMATION

At this stage, your Knockdown Rebuild Specialist will provide you with detailed plans and pricing for your new home.

You'll have the opportunity to review the details carefully and work with your specialist to finalize any variations or adjustments.

Once you're satisfied with the final plans, we can move onto booking your colour selection or alternatively if your plans require town planning or dispensation we will submit the final plans to council for their approval.

Note we will schedule your colour appointment once we have confirmed if there are any town planning requirements on the home.

05. TOWN PLANNING & REPORT AND CONSENT (IF REQUIRED)

To ensure a smooth planning process for your Knockdown Rebuild, we'll assist you with the necessary approvals and documentation:

Town Planning Support

If your project requires town planning approval, we'll help prepare the required town planning drawings and a relevant planning report. Our appointed Town Planner will guide you through each step, making the process as straightforward as possible.

Report and Consent Application

In some cases, you may need additional approvals from the local council. If a Report and Consent is required, we'll assist you with the application to ensure compliance with regulations.

06. SHOWROOM APPOINTMENT

Bringing your dream home to life is all about the details. At this stage, you'll work with one of our experienced Interior Designers to choose the styles and finishes that reflect your vision.

Personalise Your Home

This is your opportunity to make your home truly your own by selecting key design elements such as stone benchtops, brick colours, tiles, carpets, and appliances. These finishing touches will define the look and feel of your new space.

Understand Any Additional Costs

If you opt for any colour or material upgrades, we'll provide clear pricing details so you can make informed choices.

Finalise and Sign Off

Once your selections are made, you'll review and approve your colour and electrical variations. These will then be officially included in your Housing Industry Association (HIA) building contract, ensuring everything is documented before construction begins.



07.HIA CONTRACT SIGNING

Once you're ready to move forward, your Knockdown Rebuild Specialist will schedule a contract appointment and present the HIA building contract for your review and signature.

Sign the Contract

During this meeting, you'll carefully review and sign the HIA building contract, which outlines all the details of your project.

Pay the Remaining Deposit

At this time, you'll also pay the remaining 5% deposit, securing your commitment and allowing us to proceed with the next steps of your build.



08.PREPARE FOR DEMOLITION

Before construction begins, there are a few important steps to prepare your property for the rebuild process:

Install an underground electricity pit if necessary – Contact your energy provider to arrange.

Tree and vegetation removal – If there are trees or vegetation that need to be removed, you may need to order an arborist report and apply for a removal permit through your local council.

Notify tenants (if applicable) – If your property is currently rented, be sure to provide the required notice to your tenants before demolition begins.

Disconnect and remove existing services – To safely demolish the existing home, all necessary utility services must be disconnected and removed. This may include:

- Sewer and stormwater disconnections
- Water disconnection
- Gas disconnection
- Electrical disconnection
- Telecommunications and internet disconnection

By completing these steps in advance, you'll help ensure a smooth and safe transition from demolition to the construction of your brand-new home.

Note: If you are having trouble during this process the team at Omnia will be able to assist in any questions or issues you have.



09. BUILDING PERMIT APPLICATION & DEMOLITION

Once the contract is signed, our Pre-site Coordinator will take the necessary steps to apply for your building permit, ensuring everything is in place for construction to begin.

Review and Approve Final Plans

You'll then review the final construction plans and sign off on them, confirming that everything meets your expectations before work starts.

Demolish the Existing Home

In most cases, clients will arrange the demolition of their existing home to prepare the site for construction. However, if you'd prefer a hands-off approach, Omnia Homes can manage the demolition process on your behalf. We're here to make the process as easy and stress-free as possible, just let us know your preference.

Site Inspection by Site Supervisor

Our experienced Site Supervisor will conduct an inspection to ensure the site is ready to meet all building requirements before we begin construction. This ensures the project is set up for success from day one.



10. CONSTRUCTION

Before construction begins, your Site Supervisor will carefully review all plans, documents, and approvals in conjunction with our Estimating and Drafting teams. This internal coordination ensures no details are missed and the build progresses as smoothly as possible.

Construction Begins

Our highly skilled Construction Team will then begin building your dream home, with a strong focus on quality workmanship and attention to detail at every stage.

Ongoing Communication

Throughout the build, your Building Coordinator will be your main point of contact, working closely with the Site Supervisor to provide regular updates and keep you informed on progress. This dual support gives you peace of mind as your vision comes to life.

Frequently asked questions:

How do I start the process of a Knockdown Rebuild with Omnia Homes?

It all starts with a simple enquiry. Reach out to our team, and we'll walk you through what's involved, no pressure, just honest guidance.

Once we understand your goals, one of our Knockdown Rebuild Specialists will review your block details and help determine the best next steps.

This may include organising a preliminary site inspection to assess any constraints such as access, planning overlays, or local council requirements .

We're here to make the process as smooth and stress-free as possible, with expert advice tailored to your situation. So if you're even considering a knockdown rebuild, just get in touch and we'll take it from there.

Why Build Your Knockdown Rebuild with Omnia Homes?

Experienced Where It Matters:

Our team knows knockdown rebuilds inside and out. From tricky council rules and zoning overlays to site-specific assessments and established-area challenges, we manage the complexity so you don't have to.

Designs Tailored to Your Lifestyle:

Before we put pen to paper, we take the time to understand your vision. Your Knockdown Rebuild Specialist will work closely with you to bring your ideas to life, ensuring the home suits your family, style, and future plans.

A Process You Can Rely On:

From the first meeting to contract signing and construction, we guide you every step of the way. Our process is straightforward, honest, and built on clear communication, no surprises, just peace of mind.

Quality You Can See and Feel:

At Omnia Homes, we don't cut corners. Our homes are built by passionate professionals and trusted trades who take pride in their work. It's all about getting the detail right, from the foundations up.

What home designs can I choose from in a knockdown rebuild?

You'll have access to our full range of Omnia Homes designs, from contemporary layouts to more traditional styles.

At your initial consultation, our Knockdown Rebuild Specialist will help you explore design options that suit your block, lifestyle, and vision. We'll also assess site feasibility, construction considerations, and provide a clear estimate upfront.

Need help with styling? Our Interior Designers are here to guide you through colours, finishes, and features that bring your home to life.

Why should I consider a Knockdown Rebuild instead of renovating or moving?

A Knockdown Rebuild can be the ideal solution if you love your current location but want a home that better suits your lifestyle. Here's why:

Stay in the location you love:

If you're close to work, schools, family or your local community, a knockdown rebuild allows you to upgrade without leaving your neighbourhood.

Design with complete freedom:

Unlike renovations that are restricted by the existing layout, a rebuild gives you a blank canvas, so you can customise the floorplan, style, and features to suit your needs now and into the future.

Boost your property's value:

Replacing an older home with a brand-new one can significantly increase your home's market value, making it a smart long-term investment.

Enjoy modern living:

Incorporate today's design trends, energy-efficient technologies, and spacious open-plan layouts that are often difficult or expensive to achieve through renovation.

Can Omnia build a Knockdown Rebuild using my own supplied drawings or ideas?

Absolutely! If you already have your own building plans or specific must-haves in mind for your Knockdown Rebuild project, we are more than happy to bring your vision to life.

Our Knockdown Rebuild team will work closely with you to ensure every detail is executed with precision and quality.

We'll review your plans and requirements together, provide a transparent and detailed quote, and ensure the construction process is seamless and tailored to your expectations.

Will I receive updates during the construction of my new home?

Absolutely. Your Building Coordinator will be your main point of contact throughout the construction process, keeping you updated on progress, timelines, and any decisions that require your input.

Meanwhile, your Site Supervisor will oversee the day-to-day build on-site and provide key updates to your coordinator, ensuring you receive accurate and timely information from start to finish.

With both office and on-site support working together, you can feel confident knowing exactly where your build is at every step of the way.

Will Omnia Homes assist with disconnecting services before demolition?

Yes, if you need help, we're here to assist.

While clients are generally responsible for organising service disconnections prior to demolition, our team can guide you through the process or step in to help coordinate where needed. This includes sewer, stormwater, water, gas, electricity, and telecommunications disconnections, as well as arranging an underground electricity pit if required.

We can also point you in the right direction for arborist reports or permits for tree removal, and provide advice if tenants need to be notified.

Our goal is to make your knockdown rebuild journey as smooth as possible, so if you're unsure about any step, just reach out. We're here to help.

Can Omnia Homes organise the demolition of my existing home?

Yes, if you'd prefer a fully managed solution, Omnia Homes can organise the demolition for you as part of your Knockdown Rebuild journey.

Alternatively, if you'd rather handle it separately, we can recommend trusted demolition contractors we've worked with in the past. They'll assist with inspections, permits, council approvals, and site preparation.

Either way, we'll support you through the process to ensure a smooth transition into your new build.

What are the planning regulations for knockdown and rebuilds?

Planning regulations for knockdown and rebuilds vary depending on your local council area. You can typically find specific rules and requirements on your council's website. Common regulations include zoning laws, planning permits, building permits, council report and consent, heritage considerations, and neighbour-related approvals. Our team can guide you through these requirements to ensure your project complies with all necessary regulations.

What should I expect at my Showroom appointment?

Your showroom appointment is where your new home truly starts to take shape.

You'll meet with one of our Interior Design specialists, who will guide you through selecting all the finishing touches, from bricks, roof tiles and render colours to flooring, cabinetry, benchtops, and appliances.

Using our advanced visualisation tools, we'll help you see how everything comes together, making it easier to bring your vision to life.

This is your chance to personalise every detail, with expert advice and a hands-on design experience that makes the whole process exciting and stress-free.





What our customers have to say:

MR & MRS ZHANG

BALWYN 3105

We are beyond grateful for our incredible experience with Omnia Homes. From the very beginning to the moment we stepped into our beautiful new home, everything exceeded our expectations. Two months in, we couldn't be happier with the quality and craftsmanship, it's truly faultless.

Choosing Omnia Homes was the best decision we made. From our first meeting with our consultant, who carefully listened to our needs, to the wonderful design and colour room experience, every step of the journey was seamless. Thank you Omnia Homes, for bringing our dream home to life!

MARIA & ANTHONY

MOONEE PONDS 3038

As an older couple, undertaking a knockdown rebuild was a big decision, but we are so grateful we chose Omnia Homes to guide us through the journey. From the very beginning, we felt supported and valued, and now we have a beautifully built home while remaining in the neighborhood we love. The attention to detail and workmanship are exceptional, and the entire process was smooth and stress-free.

Our consultant took the time to understand our needs, and our supervisor ensured everything was completed to the highest standard. Thank you, Omnia Homes, for making this experience so rewarding and for building us a home we can enjoy for years to come.

JAN & WAYNE

SUNSHINE 3020

Building a home for our growing family was a dream come true, and Omnia Homes made the entire journey seamless. Choosing a knockdown rebuild meant we could stay in the neighborhood we love, and from the very beginning, we felt confident in our decision. The design we worked out is absolutely perfect for our family, it is functional in every way.

We are so grateful to Omnia Homes for building a space where we can create lasting memories for years to come!

CEDRIC

KEILOR EAST 3033

Choosing a knockdown rebuild with Omnia Homes was the best decision I could have made. I had a vision for my custom home, and the team at Omnia Homes truly understood how to bring it to life. They took the time to understand my needs, ensuring every detail was just right.

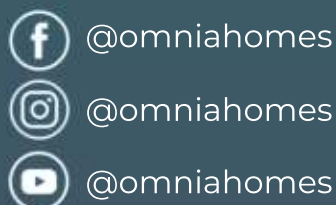
Throughout the process, the team kept me well informed and everything on track and ensured the final result exceeded my expectations. I'm so grateful to Omnia Homes for turning my vision into reality!



Ready to start your Journey with Omnia?

Get in touch today.

Go to **omniahomes.com.au** or call
8317 9099 for more information



omnia
HOMES