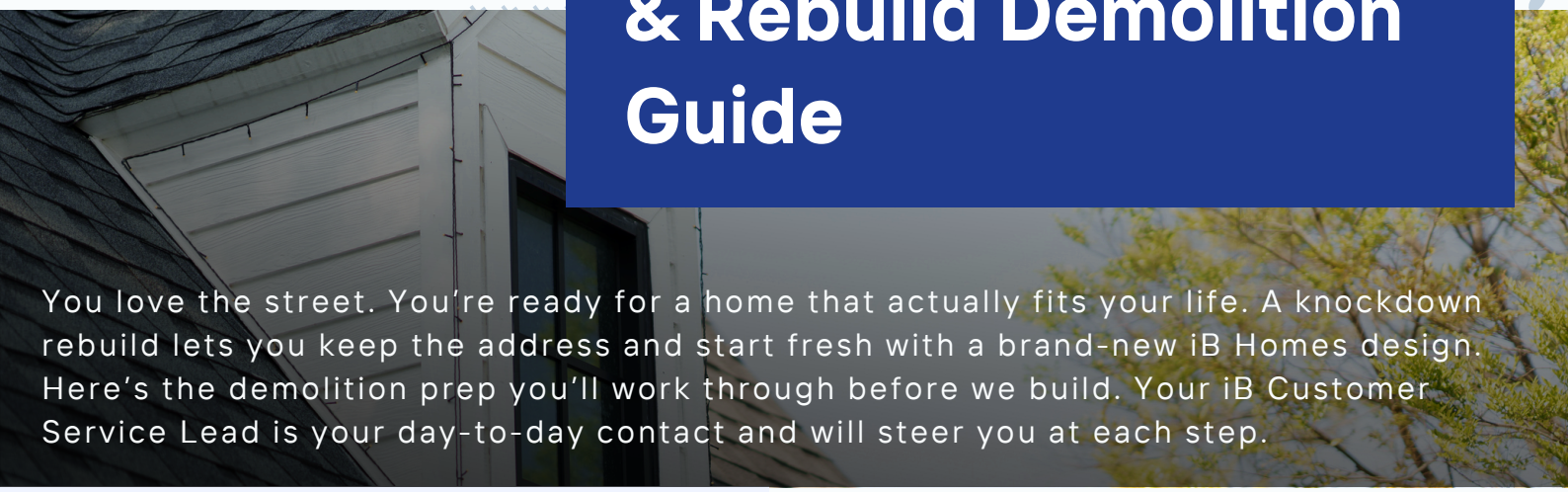
iB Homes Knockdown & Rebuild Demolition Guide



You love the street. You're ready for a home that actually fits your life. A knockdown rebuild lets you keep the address and start fresh with a brand-new iB Homes design. Here's the demolition prep you'll work through before we build. Your iB Customer Service Lead is your day-to-day contact and will steer you at each step.

STEP 1 — PLAN & PREP

Talk to Council and your Water Authority

Confirm demolition requirements, easements, drainage notes and any overlays. Ask about historic services (old sewer alignments, septic tanks, wells, disused pools) so surprises don't derail slab engineering later.

Asset Protection Permit

Secure the permit from your council before any works begin.

Choose your demolition contractor

Engage a licensed company that can handle permits, temporary fencing, traffic management, waste disposal and hazardous materials (e.g., asbestos). iB Homes doesn't endorse specific contractors, but we'll give you a checklist of what to ask. Obtain and share their demolition permit and insurances with us.

Disconnect services early

Lodge abolishment requests for electricity and gas—utilities need lead time to process. Confirm whether you need complete removal (abolishment) or a temporary builder's supply later.

Instruct the demolition crew to

- Cap sewer at the property boundary and remove house connection.
- Isolate water at the meter; remove lines back to the house (keep the meter on site).
- Cap stormwater at the legal point of discharge and remove house lines.
- Remove old tanks, sheds and any buried structures the survey identifies.

Helpful tip

The more you learn up front from Council/Water, the fewer variations you'll face after demo when we re-test your site.

STEP 2 — CHECK YOUR SITE & CONNECTIONS

Water & Stormwater

- Older properties (commonly pre-1989) often use clay pipes—budget to upgrade to PVC if required.
- If stormwater cannot naturally fall to the kerb, an engineered charged system or a pump to the LPOD may be needed. This is site-specific and confirmed by engineering.

Power

- If you currently have overhead supply, you'll need an underground pit installed via your electricity distributor's new connections team. Do this early to avoid delays—or a costly generator during construction.
- Most homes need under 100A; specify three-phase if you want refrigerated cooling or heavy-duty appliances.

Site considerations

- Trees: If the footprint sits within a tree's Structural Influence Zone, expect an arborist report and potential root barriers (costs vary by species and proximity).
- Fencing & access: Front fencing can stay only if site access still suits machinery and deliveries.
- Boundary works: If your existing garage is on a boundary, you're responsible for temporarily removing/reinstating affected fences or driveways with neighbours.
- Title & surveys: After demolition, a re-establishment survey is required to confirm exact title boundaries. We build from title measurements only. Further checks may be needed for neighbouring footings, retaining walls and driveways.

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STEP 3 — AFTER DEMOLITION

Clear and level the site

Remove rubble and excess soil; cut grass to safe levels. Presenting a clean, accessible block speeds up our next investigations.

Tell us when demo is complete

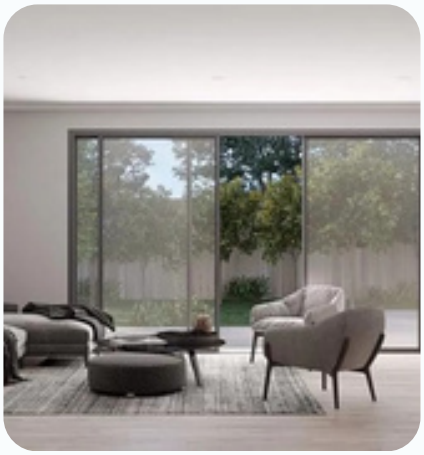
We'll order the second soil test, a fresh feature/site survey and the re-establishment survey noted above. Any plan or tender adjustments driven by these results are raised and documented before contract.

What iB Homes does (and doesn't) during demo

- We guide the process and coordinate post-demo testing and surveys.
- We don't select or manage your demolition contractor—but we'll arm you with a thorough brief so you can choose confidently.

Ready to begin?

Book an iB Homes site assessment to confirm feasibility, discuss your new floorplan, and map the most efficient path from demolition to slab pour. We'll keep the steps clear, the decisions simple, and the finish line in sight.



Ready to start? Book a site assessment or 15-min call:
ibhomes.com.au/contact · (03) 9646 22222