

THE COMPLETE GUIDE TO
**KNOCK
DOWN &
REBUILD**



ALLURA

Welcome to your home



Welcome to your home





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Why consider a

KNOCK DOWN REBUILD?

Are you in the market for a new home and having trouble finding the right property?

Perhaps you need a larger family home, or a home with a design that's better for the orientation of your block? A design that captures the sun and natural light more effectively?

Do you love where you currently live and have established a great life in that area?

Have you considered knocking down your existing home, or buying a home to knock down, so you can rebuild the home you've always wanted?

If this sounds like you, Allura wants to help.

Looking for a new home can be stressful and confusing. Many don't realise knocking down a home and rebuilding can be a viable alternative. They can be unsure about the process and the costs.

This guide is designed to demystify the process of the knock down rebuild, and answer many of the questions you may have.

We are confident that once you have a greater understanding of this process, you will be ready to learn more about how Allura can help create your ideal home.

BEFORE: Riverview



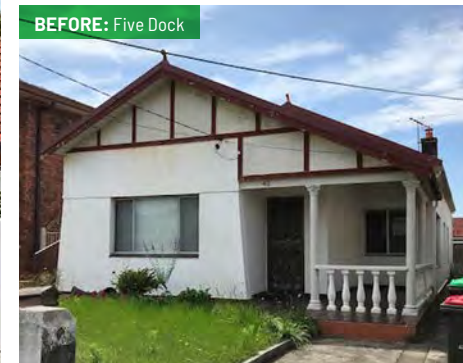
AFTER: Riverview



AFTER: Five Dock



BEFORE: Five Dock



Allura

WELCOME TO YOUR HOME

As Sydney's leading knock down rebuild specialist, and custom home experts, Allura brings beautiful, custom homes to life. Building your home is an honour, and we take every step along the building journey seriously.

Our team has more than 25 years' experience in the building industry, and we understand how overwhelming it can be trying to find the right home for your family.

Sometimes the best solution is to knock down your existing home, or a home you have just purchased, and build a new custom home that delivers the right outcome for your family's lifestyle and the sun's orientation in relation to your block of land.

Our expert team creates stunning, bespoke homes. While we have existing designs to help get the conversation started, we often start from scratch and design a home that's unique to your needs. We are focused on bringing your vision to life, and everyone at Allura, including myself, will work with you to make your plans a reality.

The Allura approach is simple and transparent. Our team will walk with you through the entire journey, managing everything. All you have to do is enjoy the experience. From design and an accurate detailed budget, approvals and demolition of your old house to the interior design, driveways, pools, and landscaping of your new home, we pride ourselves on delivering liveable luxury on time, on budget and above expectation.

The quality of our homes speak for themselves. We invite you to contact us so we can show you some of our recently completed homes, as well as homes in construction. Or we can put you in touch with clients who have built with us.



I look forward to meeting you, being part of your journey and welcoming you to your new Allura home.

Andrew Strachan

Director

Builder's licence No. 328279C



"It takes many hands to build a house, but it takes a dedicated team to build a home."

Andrew Strachan

The Allura CLIENT



"It's important that our clients feel Allura's passion for being the best custom home builder. We are there all the way along their journey."

Andrew Strachan

Our clients generally have one thing in common; they've either outgrown, or will soon outgrow, their existing home.

You might love your current location, or have fallen in love with a new suburb, street, community or view. It doesn't matter why you love the area, you just do.

Perhaps your home was great to start with, but as the family has grown, or the home business has expanded, you need more space.

If you see yourself in either of these scenarios, we believe there are a number of options:



1 try to **renovate** the existing home



2 **knock down and rebuild** (the existing or a different house)



3 **sell and buy** elsewhere.

Each has benefits, however Allura is finding that in the majority of cases, the rebuild is the best overall solution.

Why?

In many cases a rebuild is more cost effective per square metre than a major renovation. A renovation can have limitations as there are often structural changes that can't be made, or old services such as sewer, water and electrical which are not generally replaced.

The sell/buy process can be prohibitively expensive. With agent commissions and stamp duty, you are behind the mark before you even get started. You will often find yourself compromising on location or settling on a less than perfect home.

Undertaking a knock down rebuild can mean staying local, or working with a real estate agent to find a knock down rebuild suitable property on a valuable block of land, and creating a home that grows the value of the property in the long term.

A large outdoor swimming pool with a hot tub on a wooden deck, surrounded by trees and a clear blue sky. The pool is rectangular with a dark blue interior and a light blue exterior. The hot tub is on the left side of the deck. The deck is made of dark wood planks. The pool is surrounded by a glass railing. The background is filled with lush green trees under a clear blue sky.

Your lifestyle.

Built for you.

Allura can take care of everything including pools, fences, driveways and landscaping.

10 steps to

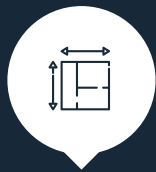
BUILDING WITH ALLURA

If you're considering the knockdown rebuild solution, the following is an outline of the Allura process:



INITIAL CONSULTATION

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ALLURA IN THE COMMUNITY

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1 We meet with you onsite to understand the block of land and your needs in a new home. We then prepare a comprehensive design and build budget including timelines, build program and design costs.

2 We develop a concept design, then bring this to life visually in our Lifesize Plans facility, so you can walk through your new home and make changes before it's built.

3 We prepare an accurate tender (proposal) and contracts, as well as a realistic budget for the entire process, from knockdown to handing over the keys.

4 We finalise the design with you and move forward with the process. Following this, steps five and six run concurrently.

5 We help you select finishes with our interior designer at Studio Allura and our supplier partner showrooms.

6 We complete final construction drawings, documentation and timelines, and manage the entire approval process through a private certifier (CDC) or your local Council (DA).

7 We take care of the demolition and all site preparation. Construction starts and we meet every month during the build. We value the safety of everyone involved in the project and follow strict protocols at every stage.

8 We pay attention to every detail and pride ourselves on being the best custom home builder. Every Allura home also comes with an extensive warranty program.

9 It's now time to move in and enjoy your new Allura home.

10 Allura Homes has partnered with Guy Leech and HEART180 to have a defibrillator in Allura's head office, in our site managers vehicles and our client's homes.

1 Initial consultation & budget planning

The very first steps you take on the journey with Allura is to sit down with our team, share your thoughts and ideas about what you need in a home, and what budget is realistic.

You may have already looked at some of our property concepts online, or walked past one of our projects in your suburb. You may have a reasonable idea of what sort of home you would love to own but aren't sure about costs or how it would work on your block of land.

The Allura team can take you through the realities of achieving that idea. This may include spending an afternoon with you walking through several homes Allura is building to help you understand more about design and the Allura build quality.

We will then develop a realistic budget, comprehensive design proposal and timeline for the project. This will help you understand what is possible.

2 Concept design & design development

If you feel the proposed vision and budget is achievable, then we move into a concept design phase.

We will survey your land and ensure we know all council requirements regarding Complying Development Certificate (CDC) or Development Approval (DA) conditions that are relevant to your site.

Our concepts are based on your real-life needs and the streetscape in your suburb. Our designers are experts in finding the ideal balance between space and aesthetic. We provide plans that maximise the usable space and sunlight, with the right placement and orientation of the home design on your land.

This is where Allura's expertise and experience come to the forefront. Designing a home for an existing block isn't about selecting a picture from a catalogue and dropping it on your block of land.

- Each Allura design is bespoke. We aim to make every home an original that is unique to the owner. We design based on the trends of today, but also aim to deliver timeless style and practical layouts.
- Allura designs are tailored for your block and, where possible, aim to maximise the potential value of your home as a result.
- We also offer a truly all-inclusive design and build service. Unlike other builders, we can include and manage everything from the street to your back fence, including the driveway, landscaping, pool and outdoor lighting.

We can walk you through your new home, literally. Allura offers a unique, virtual experience we call Allura Lifesize Plans.

Within a warehouse environment, digital projectors display your entire floorplan in real size 1:1 scale. This incredible experience provides you with the opportunity to actually walk through the floorplan and make changes in real time.

You can stand in your new kitchen and see exactly how far the island benchtop is from the fridge. Or how big your new walk in wardrobe will be.

"That for me was hands down the best experience out of this whole process so far."

Tom and Anh
Ryde clients





3 Cost

When you're comfortable with the floor plan, and the facade has been brought to life, we proceed to the costing and tender stage.

During this stage, a detailed tender (proposal) is prepared giving you accurate pricing on all parts of the home.

Allura understands no one likes big surprises throughout the project. At this stage the

floor plan and facade are as detailed as possible, which ensures costs can be estimated correctly.

Allura gives total transparency with the tender, explaining all costs for the total build, so our clients can then make informed decisions based on what's important to them.

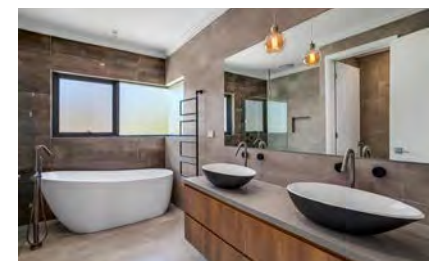
4 Moving forward

Once letter of intent is signed and contracts prepared, the timeline is finalised. We then prepare for approval with either Complying Development Certificate (CDC) or Development Approval (DA).

Allura understands once you have made the decision to move forward, you want building to start as quickly as possible, so we use a customised workflow system to ensure everything runs as smoothly as possible.

Construction drawings are completed. We are very detailed with our drawings to ensure approval can happen quickly and efficiently. During the construction process all teams work off one set of plans to avoid confusion and delays.

To continue moving forward, the next two steps run concurrently so we can be efficient with approvals, selections and final construction plans.





5 Selecting the finishes

Our team of interior and exterior designers can specify every single element of your project, and this will be reflected in the detailed designs.

The Studio Allura Showroom is the base ground for your selection process, with many interior and exterior finishes on display. This gives you the opportunity to turn door handles and touch bench top surfaces, as well as view different cladding options and paint colours. Our interior designers will also visit external supplier showrooms with you to help with the selection process.

Allura is aligned with some of the top brands in the industry. These brands enable us to offer you the best possible finishes for your new custom built Allura home. We work with you from a design perspective, and then manage the relationship with the suppliers on your behalf.

➤ Please visit www.allurahomes.com.au for a 360° virtual tour of Studio Allura

Our highly experienced and creative interior design team will assist you with the entire selection.

6 Documentation

The final engineering drawings and floorplans can now be submitted for approval. Allura manages the process every step of the way. This takes all the pressure off you, and helps us to deliver exactly what we promised, on time and on budget.

There are two distinct paths for approval, and Allura will advise which is most suitable for your project:

Complying Development Certificate (CDC)

CDC is a fast-track approval process for straight forward developments that meet pre-determined standards. A code-based assessment, if the application meets specific criteria, it can be determined by a council or accredited certifier. As it is a code-based system, the rules and regulations are standard across the state (NSW). The CDC process is much faster, often finalised within 14 to 18 days of lodgement, the principal aim of CDC is to remove unnecessary complexity and red tape for home owners, and fast-track approvals.

Development Approval (DA)

A DA is an application made to the local council seeking consent to carry out a development. A six-stage process, the rules and regulations are merit-based and will differ from council to council, as each has its own requirements specific to the area. Approval can take three to five months, depending on the council. The DA does give us the ability to be much more adventurous with regards to complexity and size of the build. Allowing Allura to manage the documentation ensures the process is done accurately, which can assist with a smooth transition through the approval steps to receive a construction certificate as quickly as possible.

Allura will ensure the correct approval process is made for your new home.



7 Building & safety

With documentation, selections and construction plans now signed off, your new building has been approved. Demolition can begin, and your new home is underway.

This is often the step where Allura clients have the most questions, including:

- How long am I out of my home?
- Can I talk to the builder?
- What do I do while you are building?
- What happens with all the demolished building materials?
- Am I allowed to visit the site and see the progress?

There's nothing wrong with asking these questions before you get to this stage, however, we're happy to answer them now.



You are generally out of your home for around 48 weeks (11 months) from the time we start demolition. Allura recommends renting for 12 months or staying with family if possible.



We know that you are very keen to see what's happening on site, so as part of our build process, your Allura site manager will email you a weekly update with photographs to keep you in the loop. They will also give you a site tour once a month, to touch base on the home's progress.



Our site managers are responsible for approximately five projects in or near your area, so they have more time than most other builders to spend quality time on your site. This provides them with regular opportunities to ensure everything is going to plan, allows them to address any concerns or questions with tradespeople, and contributes to maintaining a clean and safe worksite.



In addition to your site manager being available, Allura's Director takes a personal interest in every home and also spends time visiting each site, and meeting with all Allura clients.



During demolition, more than 80% of the home is recycled, including concrete, bricks, glass, roof tiles, timber and plasterboard. These materials are sent to appropriate recycling centres to help reduce landfill.



Maintaining site safety is paramount. Allura follows proper building regulations, conducts regular site and tool safety checks, and everyone on site wears high visibility clothing.

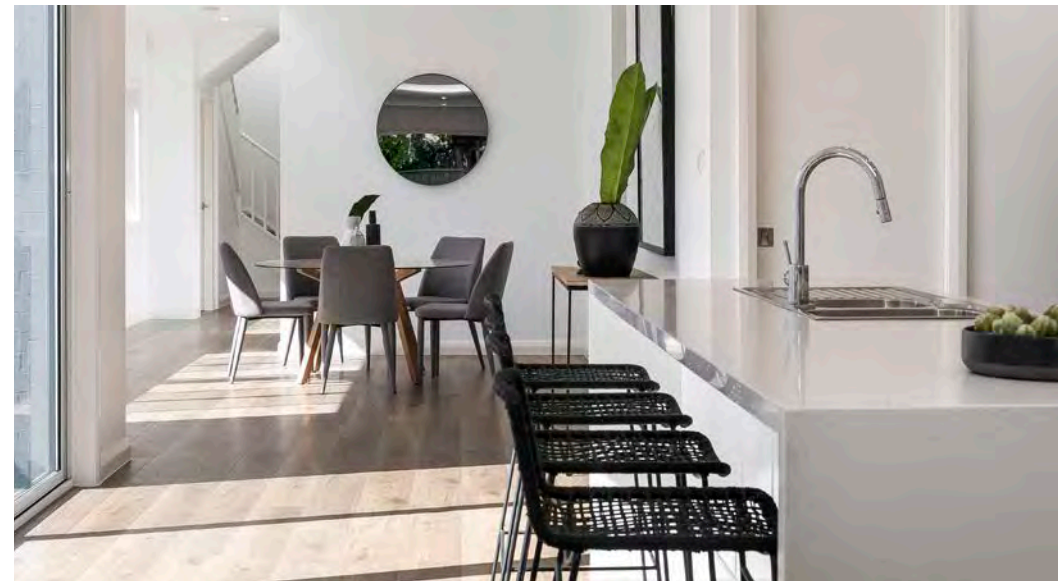
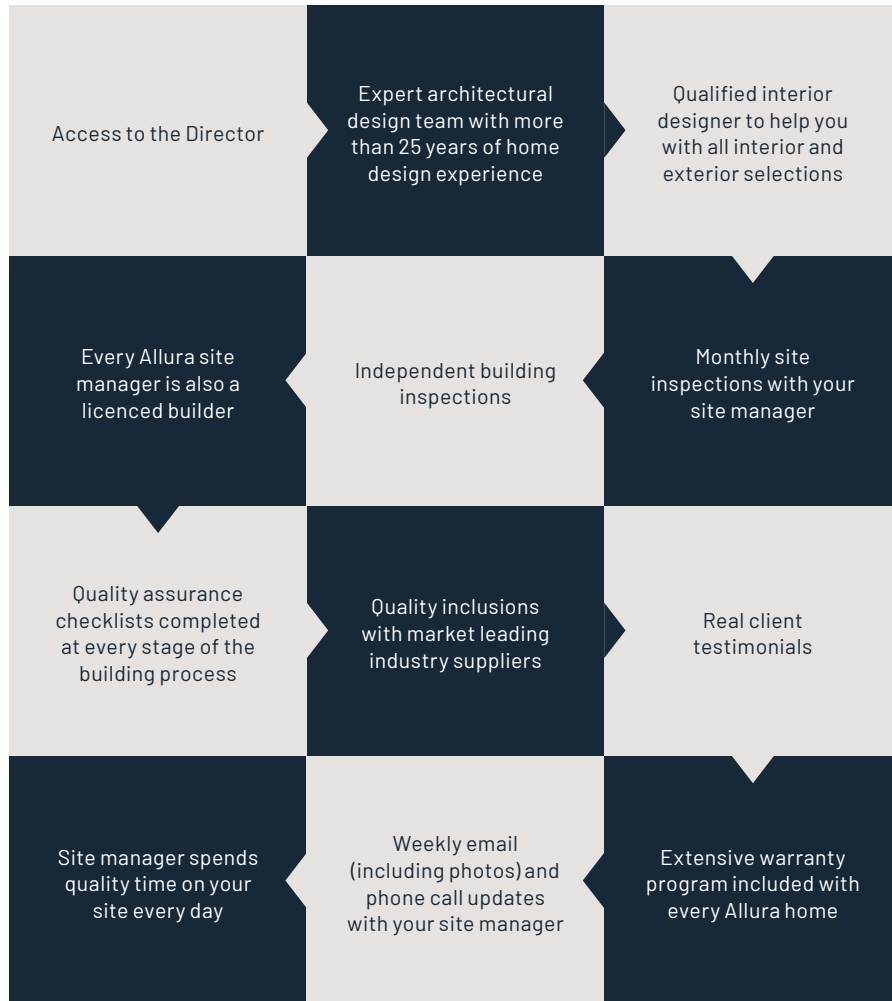
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We care about quality

Allura cares about building exceptional homes.

Everyone on the Allura team is approachable, contactable and committed to creating the best home possible for you. We achieve this by paying attention to every detail and pride ourselves on being the best custom home builder.

Our promise to you includes:



9

Welcome to your home

It's now time to move in and enjoy your new custom built Allura home.



"We're so glad we didn't go with a volume home builder and chose to build with Allura."

Tally and Giuseppe
Croydon clients



10

Allura in the community

Allura Homes is more than just a custom home builder. We put a strong emphasis on the safety of our team and the families we build homes for.

To help us maintain a high level of site and community safety, Allura has partnered with Guy Leech and HEART180. We are the first residential builder in the world to work with HEART180 on its mission to have a defibrillator within 180 seconds of anyone experiencing a Sudden Cardiac Arrest (SCA).

SCA is Australia's number one killer. More than 30,000 people will die each year from an SCA, and it doesn't discriminate between age, gender and health.

Access to a defib within 180 seconds of someone having an SCA can be the difference between life and death.

This is a lifesaving device for our team to have access to in the office and on building sites, and for our clients to have in their homes. It provides peace of mind for everyone at that address, and within the local community.

Every new Allura Homes client will receive a HEART180 defibrillator and a free online training session from HEART180's Guy Leech.

MORE THAN 23,000 DEATHS FROM SCA WILL OCCUR AT HOME EACH YEAR

APPROX 6% CHANCE OF SURVIVAL WITH JUST GOOD CPR

UP TO 90% CHANCE OF SURVIVAL WITH GOOD CPR AND A DEFIB



Allura BUILDING SERIES

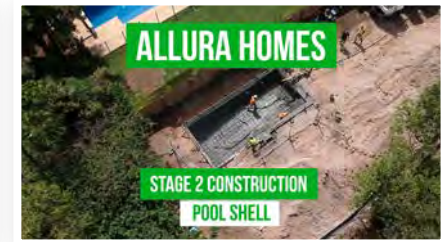


Allura Homes is proud to bring beautiful custom homes to life, and we want you to have complete confidence in building with us. The Allura Building Series is a collection of videos that informs our clients about

each stage of the construction process. We aim to provide complete transparency of the journey to building a new home, and answer many questions you may have along the way.



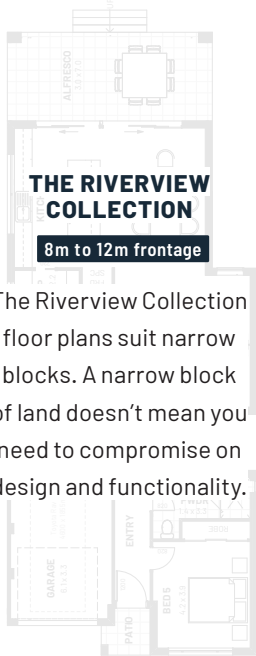
Visit The Allura Building Series at
www.allurahomes.com.au



FLOOR PLAN COLLECTIONS

Every Allura home is entirely bespoke. We will design a home specific to your family's lifestyle, your block, and the best orientation for sunlight.

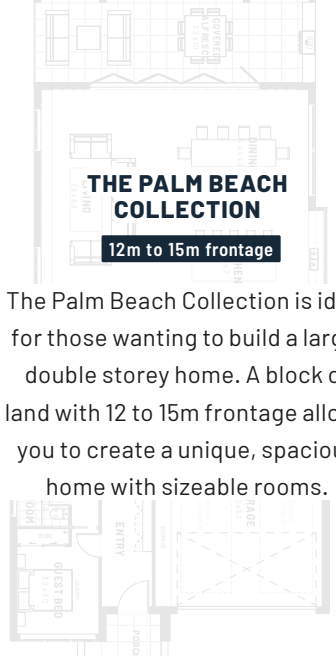
Visit www.allurahomes.com.au/designs for floor plan ideas designed to help our clients think about what they want from their new custom designed Allura home.



THE RIVERVIEW COLLECTION
8m to 12m frontage

The Riverview Collection floor plans suit narrow blocks. A narrow block of land doesn't mean you need to compromise on design and functionality.


8m to 12m



THE PALM BEACH COLLECTION
12m to 15m frontage

The Palm Beach Collection is ideal for those wanting to build a large, double storey home. A block of land with 12 to 15m frontage allows you to create a unique, spacious home with sizeable rooms.

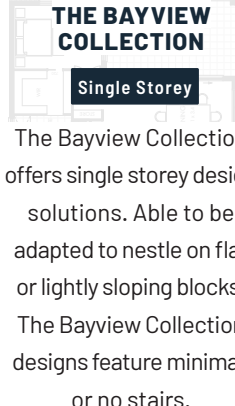
12m to 15m



THE PYMBLE COLLECTION
15m to 20m+ frontage

The Pymble Collection provides limitless design possibilities. Suitable for spacious double storey homes with multiple alfresco areas; design flexibility can be maximised.

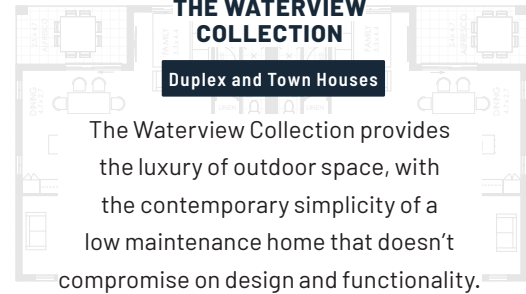
15m to 20m+



THE BAYVIEW COLLECTION
Single Storey

The Bayview Collection offers single storey design solutions. Able to be adapted to nestle on flat or lightly sloping blocks, The Bayview Collection designs feature minimal, or no stairs.

Single Storey



THE WATERVIEW COLLECTION
Duplex and Town Houses

The Waterview Collection provides the luxury of outdoor space, with the contemporary simplicity of a low maintenance home that doesn't compromise on design and functionality.

Duplex and Town Houses

Allura FAÇADE DESIGN IDEAS



Visit allurahomes.com.au/designs to view an extensive range of floor plans and façade designs.

Hamptons



Contemporary/Modern



Traditional



Just like your floor plan, Allura homes will design for you a customised facade. Our Facade Design Ideas collection helps you identify what look you want for your home; Hamptons, Contemporary/Modern or Traditional. Visit www.allurahomes.com.au/designs to view an extensive range of facade design ideas.

Single Storey



Duplex / Town Houses





The interior design team at Studio Allura helps homes come alive.

As every Allura home is unique, with colours, fixtures and fittings that reflect your lifestyle and family, a visit to Studio Allura is the chance to see and interact with every element of your new home. From bricks, paint and timber flooring to tapware, sinks, appliances and blinds, Studio Allura brings every Pinterest board or scrapbook to life.

The expert team will help you with every selection and manages the project plan, so the right decisions are made on time and on budget.

Studio Allura has been designed to provide clients with as much insight around how everything will really look in their new home.

Our interior designers will also attend meetings when you visit suppliers, to provide assistance when making decisions on tiles, floor coverings, or even the perfect staircase for your home.

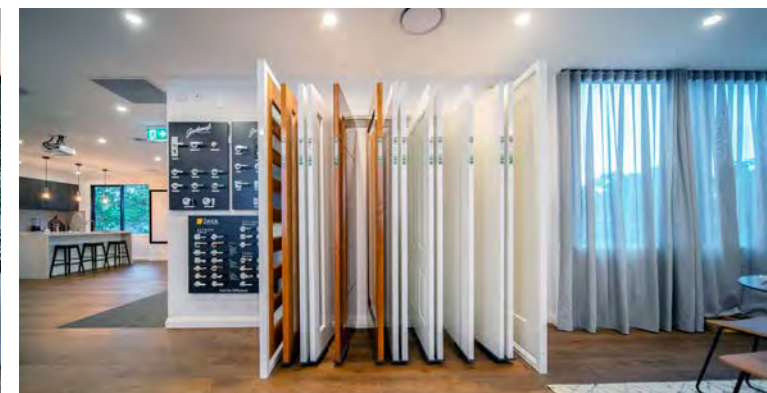
Our goal is to help you create a stunning home that delivers a balance of style, practicality, and longevity.

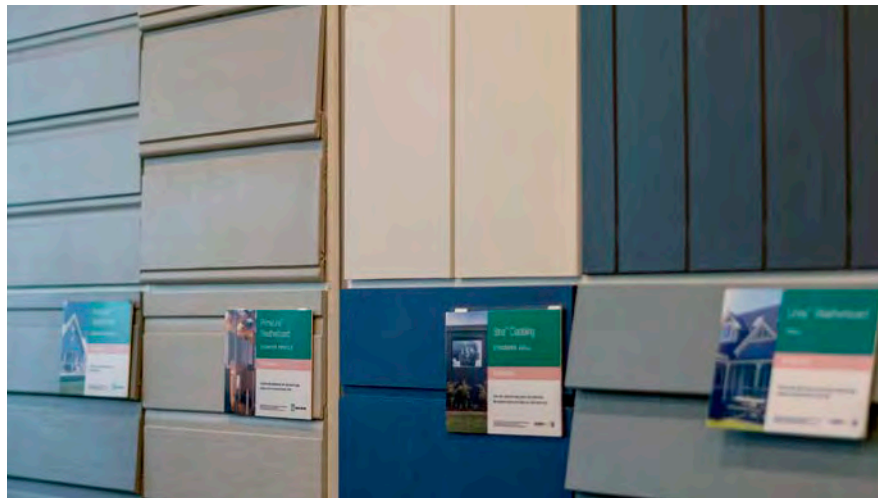
STUDIO ALLURA
Unit 33, 2 Chaplin Drive
Lane Cove
Call 02 9420 4133 to make an appointment.



*"Andrew,
I just wanted
you to know the entire
Allura team has been the
most professional company I
have ever dealt with, thank you
for our amazing new home."*

Nigel and Maree
Five Dock clients





For inspiration go to pinterest.com.au/allurahomes

One life to live.

Your life. Your way.



Frequently Asked QUESTIONS

Q Can I bring my own designs to Allura?

A Yes, Allura will build your home from an existing plan you have had prepared. We will review the plans with our architect, then meet with you to discuss the design of your new home, the anticipated costs and timeline. Visit allurahomes.com.au to learn more about our designs.

Q Does Allura build pools and driveways, and organise landscaping?

A Yes, Allura can build, organise and manage everything, in consultation with you.

Q Can Allura take care of the demolition of my old home and take care of all approvals?

A Yes. Once you have agreed on the plans, exterior and interior designs, then we can manage everything else. This includes all the paperwork for building approvals, the demolition of your existing home, clean-up of your site after the home is finished, driveway, fencing, pool and landscaping. All you need to do is enjoy the experience.

Q What's the cost of building with Allura?

A Allura has built homes from \$750,000 to \$1,800,000. Our expert team creates stunning custom built homes to suit any block of land and lifestyle. While we have existing customised designs to help get the conversation started, we often start from scratch and design a home that's unique to each client's needs. Most importantly, the cost of your new Allura home will be decided on before we enter the approval process, so there are no hidden surprises throughout the journey.

Q How long is the process?

A This can be influenced by the approval process required for your new home. The Complying Development Certificate (CDC) can take 14 to 18 days for approval, while a Development Approval (DA) can take three to five months, depending on the council. You are generally out of your home for around 48 weeks (11 months) from the time we start demolition. Allura recommends renting for 12 months or staying with family if possible. Visit allurahomes.com.au to learn more about the process of building with Allura.



Q Do you offer standard plans, or do you only build custom homes?

A We offer both. You can build a home that Allura has already created, you can personalise that design to suit your own needs, or you can ask Allura to design a home unique to your family. Visit allurahomes.com.au to learn more about our home designs.

Q What areas do you build in?

A Allura homes can be found throughout Sydney's North Shore, Inner West, Northern Beaches and Sutherland Shire. We are expanding, so call us on 02 9420 4133 to learn more regarding your location.

Q How long does it take to design and price a home?

A The very first step you take on the journey with Allura is to sit down with one of our team, share your thoughts and ideas about what you need in a home, and what budget is realistic. The Allura team can take you through the realities of that

idea. We will develop a realistic budget estimate and timeline for the project. This will enable you to understand whether it is possible.

Q Do you provide an interior designer?

A Yes, the interior design team at Studio Allura will help you with every selection and manages the project plan, so the right decisions are made on time and on budget. A visit to Studio Allura is the chance to see and interact with every element of your new home. From bricks, paint and timber flooring to tapware, sinks, appliances and blinds, Studio Allura brings every Pinterest board or scrapbook to life. Visit allurahomes.com.au to learn more about our interior design solutions.

Q Do you include a warranty with your homes?

A Allura has a market leading warranty and guarantee program, to ensure your peace of mind. You can discuss this in more detail during the initial consultation.



@allurahomes



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Allura Homes

allurahomes.com.au

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