



WISDOM

KNOCK DOWN REBUILD



Live your way



Washington 33

On display at HomeWorld, Marsden Park

## Why Renovate when you can Rebuild?

## The Wisdom Homes Process

### GET YOUR DREAM HOME IN THE LOCATION THAT YOU LOVE WITH WISDOM HOMES.

Wisdom Homes are a multi-award winning home builder with local knowledge and design expertise, specialising in tailored Knock Down Rebuild projects.

Connect your brand new home with your outdoors with help from Wisdom Pools & Landscapes.

Create the home you've always dreamed of without giving up the great address you already have.

### WHERE WE BUILD

We've built dream homes for thousands of customers across the Sydney Metro, Outer Sydney and The Illawarra areas. From as far north as Pittwater, as far west as Liverpool and Penrith and all the way south to Shoalhaven, Wisdom Homes have helped build Sydney.





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## Benefits of Knock Down Rebuild

### GET THE MOST FROM YOUR LAND

By deciding to Knock Down Rebuild you'll unlock the potential of your existing block and increase the value of your land.

Our huge selection of luxurious, modern and versatile designs has something to suit all block sizes and lifestyles, complying with respective council requirements.

We offer a complete, all-in-one home, pool and landscape package for added ease and convenience. And with single and double storey, dual living and split level homes and even Granny Flat designs too, you'll be able to make the most of your existing land whatever shape block you have.

### IT'S THE AFFORDABLE OPTION

By choosing a Knock Down Rebuild you won't have the costly expense of stamp duty and real estate fees if you move, and you'll avoid the ongoing and often unpredictable costs of a renovation.

Your existing services are in place and coupled with improved water and energy saving measures in your new home, you'll be saving money in the future too.

### STAY IN YOUR NEIGHBOURHOOD

Being close to family and friends is important. By choosing to Knock Down Rebuild you can stay on the street you love, with the people you love nearby.

You'll continue to enjoy your neighbourhood, your children can stay at the same school and you can stay part of the community you enjoy.

### CREATE A HOME THAT'S RIGHT FOR YOU

Choosing to Knock Down Rebuild, you're creating a home that's uniquely yours. You won't need to accommodate existing structures, struggle with a renovation budget blowout or compromise on individual features - you'll get what you want from the beginning.

You can tailor your floor plan and select fixtures and fittings that suit your needs, style and budget and design a brand new home that's right for your lifestyle now and in the future.

### COMPLETE THE LIFESTYLE WITH A POOL AND LANDSCAPE DESIGN

With Wisdom Homes you have the peace of mind that you'll have one builder, one contract and one timeframe and that your new home will be complete with a pool and landscape, ready for you to move into.

Unique to Wisdom Homes, we're proud to offer this all-in-one service that gives you peace of mind and a new lifestyle in one.

### WE TAKE CARE OF EVERYTHING

We've got years of experience and expertise in Knock Down Rebuild in Sydney and from the first moment to when you put the key in your new front door, we'll take care of everything.

With trusted demolition partners, pool and landscape services, interior design experts and a friendly and knowledgeable team, you'll have the convenience of dealing with a professional building company that has everything under one roof.



# Our Approach

Our approach has always been to look after our customers every step of the way, that's why we've made our Knock Down Rebuild experience fully transparent and straightforward.

**Aspiration 36**  
On display at HomeWorld, Box Hill



## MEET WITH A DESIGN CONSULTANT

The journey to your new home starts with a meeting with a Knock Down Rebuild Design Consultant who will talk through your new home ideas and review any documents you have associated with your intended building site.

This first meeting ensures Wisdom Homes is the right choice to suit your needs, site and budget and is also a good opportunity to review pool and landscape packages to complete your dream home.



## CHOOSE THE BEST WISDOM HOME FOR YOU

You can browse our home designs online, take a 3D walk through and visit our many display homes to see first hand the Wisdom Homes quality, variety and choice. Our specialist Knock Down Rebuild Design Consultants will help you choose a home that suits your family's needs and lifestyle and that you can call home for years to come.



## UNDERGO A SITE APPRAISAL

Our Knock Down Rebuild team will undertake an inspection of your build site that will help us understand your unique needs. This includes assessments of services, amenities, fall and slope of the land, handling restrictions, access and traffic control requirements.

A Consultant will explain all the feedback with you in person and these insights are incorporated into your New Home Tender.



## YOUR NEW HOME TENDER

A deposit of \$2,000 is required to secure your price and prepare your tender. Upon receipt, we will begin the preparations of your initial house plans along with the tender document for review. Your tender includes the itemised costings, upgrades and pool and landscaping provisions.

An appointment is then booked with yourself to review the tender and is held at our Head Office.

At this meeting you'll meet your friendly personal Customer Services Representative who will be with you through the entire home building process.

## CONTRACT AND APPROVALS

Once you've accepted your New Home Tender you'll be invited to a sign your contract. A deposit will be payable at this time. We will then commence lodging the required paperwork with council needed for the building approval.

## INTERIOR DESIGN AND COLOUR SELECTIONS AT CANVAS QUARTER

We understand that creating your dream home is both exciting and maybe a little daunting. Our expert Canvas Quarter Consultants will work with you to bring your vision to life with an immersive studio experience where you can see, touch and select from our huge range of schemes. You'll explore design themes for both interior and exterior and handpick all the elements that will make your home unique to you.

You'll be able to choose from a range of:

- Internal and External complementary colour palettes
- Contemporary and stylish internal fixtures and finishes
- Home technology and automation solutions
- Kitchen, Bathroom and Flooring options

## DEMOLITION OF THE EXISTING HOME

Once you have all the relevant approvals in place, you, the customer, will need to organise the demolition of your existing home.

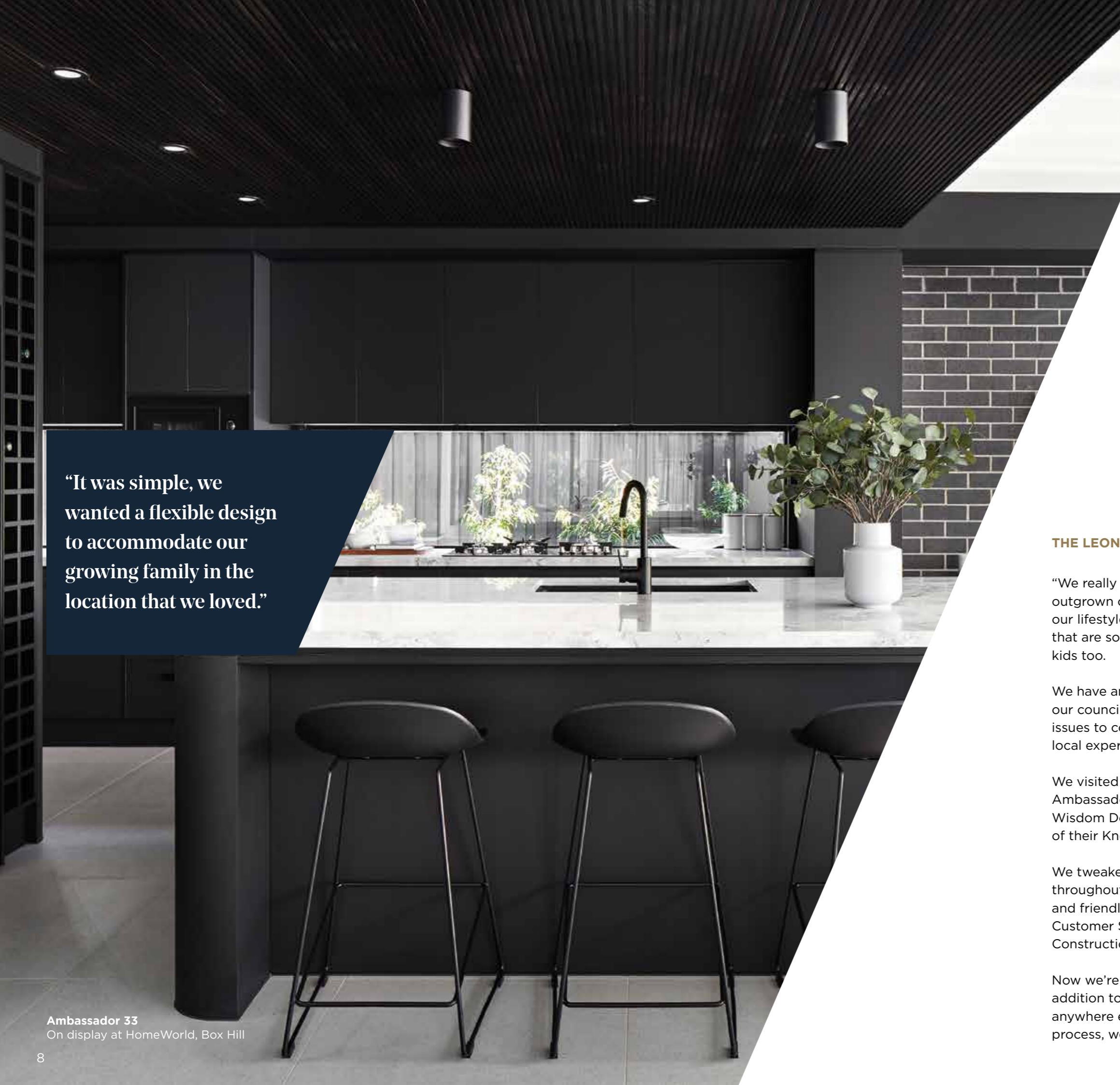
Whilst Wisdom Homes does not organise the demolition, we have a selection of trusted demolition partners we can put you in touch with so you can be assured of a safe and compliant demolition.

## CONSTRUCTION OF YOUR NEW HOME, POOL AND LANDSCAPING

Once the demolition is complete and plans have been approved by council construction can start on your new home. We'll arrange for you to meet your Construction Supervisor who will manage your build and provide you with regular progress updates.

## MOVE IN

Your Construction Supervisor will organise a time for you to walk through your new home and have a final inspection of your new home, pool and landscaping. At this point we start the official handover, you'll receive your keys and you're ready to move in. Congratulations!



## Meet a Wisdom Homes Knock Down Rebuild customer

**“It was simple, we wanted a flexible design to accommodate our growing family in the location that we loved.”**

### THE LEONARDI FAMILY

“We really wanted to stay close to our friends and family but we'd outgrown our current home which was old and just not practical for our lifestyle. We love the modern look with open plan living spaces that are so versatile and we'd always dreamed of a pool for the kids too.

We have an irregular block in the inner-city suburb of Maroubra and our council has a lot of restrictions and covenants so we had several issues to contend with. It was important to us that our builder had local experience in our area and understood all the factors going on.

We visited several display homes but quickly fell in love with the Ambassador design at Wisdom Homes and after talking to a Wisdom Design Consultant, we felt we were in safe hands because of their Knock Down Rebuild expertise and local knowledge.

We tweaked the design and added a few extra features and throughout the whole process we couldn't fault the personal and friendly service. There was lots of communication with the Customer Service Representative as well as regular contact with our Construction Supervisor.

Now we're in, we love our new family home. It's an eye-catching addition to our neighbourhood and we can't imagine living anywhere else. After going through the Knock Down Rebuild process, we're so pleased we chose Wisdom.”



## Wisdom Homes KDR FAQ'S

### WHO WILL LOOK AFTER THE DEMOLITION PROCESS?

If you are completing your own demolition, you will need to provide your own temporary fencing.

Our customers (you) are responsible for all demolition works including the Demolition Approval and the abolishment of existing utilities and services. You, the client, must provide Wisdom Homes with a copy of the Demolition Clearance Certificate once received.

### WHAT ARE THE DEMOLITION COSTS?

These will vary with each individual home demolition and what is required. Factors such as proximity to your neighbours' homes, existing mature trees and proximity to power poles can also play a part in these costs.

### WHAT CAN I EXPECT FROM A DEMOLITION CONTRACTOR?

Experienced contractors should be able to offer a complete demolition service including:

- Demolition Approval Certificate
- Abolishment of services
- Remove asbestos and provide a hygiene certificate
- Remove all debris and clear your block

### DO I NEED TO ORGANISE FENCING?

Yes. Throughout the demolition phase of your Knock-Down-Rebuild, your property will require temporary fencing to keep the site safe and passers-by out. Once construction of your new home begins, Wisdom Homes will take over all site requirements, including temporary fencing.

### WHAT IS A PROVISIONAL SUM AND WILL THIS AFFECT MY FINANCE?

A provisional sum is an amount of money included in the contract sum to cover work or materials, the extent of which cannot be

specifically detailed when entering the contract. A provisional sum may be credited back if it is not required via a post contract variation, after the contract has been signed.

This amount may or may not affect your finance depending on your budget as it will be factored into the final contract amount.

### DO I NEED A NEW UNDERGROUND POWER PIT?

Yes, underground power pits are required to be installed for the connection of power to your new home. These works are included in the tender.

### DOES WISDOM HOMES OFFER POOLS AND LANDSCAPING SERVICES?

Yes, with Wisdom Homes, you can enjoy the benefit of one builder, one contract and one-time frame as we are a turnkey builder. Wisdom Homes works closely with sister company, Wisdom Pools and Landscapes to provide you with a comprehensive turnkey landscaping service including pools and spas.

From conceptual design through to completion of construction the award-winning team at Wisdom Pools and Landscapes can help create your very own outdoor haven. Simple and cost effective to inspiring and bespoke, as well as everything in between we build custom concrete and fibreglass pools, spas and a range of landscaping services such as outdoor kitchens, decks and pavements, pergolas, fencing, retaining walls, driveway, garden design and more.

Contact us to find out more about how Wisdom Homes can build you a new home complete with a pool and landscaping.

### CAN I ADD A GRANNY FLAT TO MY KNOCK DOWN REBUILD?

Yes, Wisdom Homes offers a range of 8 stylish granny flat designs to suit a variety of blocks. Adding a granny flat to your build will incur additional costs and is available subject to individual block such as the size of the block, council requirements and more.

### WHAT IS INVOLVED IN A SITE APPRAISAL?

An inspection of your intended build site is

conducted by our knock down rebuild team. Their assessment will help us understand the service and amenities for your block, the fall/slope of your land, handling and restrictions, access, and traffic control requirements.

### CAN I CUSTOMISE MY PLAN?

Yes, Wisdom Homes can work with you to tailor your special home, pool and landscaping to suit your lifestyle needs. Please note, any changes to house plans will be subject to compliance and approvals and will incur additional costs and potentially delay the build time.

### CAN I DEMOLISH BEFORE MY FINANCE FOR MY NEW HOME IS APPROVED?

No. Please ensure you have your finance formally finalised prior to organising any demolition works on your existing property. This is a strong recommendation from Wisdom Homes as without this, you have no assurance that your lender will approve a sufficient amount to build your new home.

### WHAT DOES A TENDER FEE COVER?

A \$2,000 deposit is required to secure your price and prepare your tender. Upon receipt, we will begin the preparations of your initial house plans and tender document, which includes the itemised costings, upgrades, pool and landscaping provisions of your build.

### DOES YOUR TENDER PRICE INCLUDE TREE REMOVAL?

No. If you have established trees on your property which need to be removed, you may need to apply for a permit from your local council. This needs to be done before we can access your site to begin construction.

### WHAT IS A CONTOUR SURVEY?

The contour survey will give us accurate levels, check boundary lines and determine the exact slope of your land. It will help us to accurately determine the site costs and cost to run services to your new home. This is organised by our pre-site team once the deposit is paid, before contract signing.

# Display Centre Location

## NORTH WEST

### **HomeWorld Marsden Park**

2-4 Donald Street,  
Marsden Park NSW 2765

*On Display*  
Manhattan 34  
Washington 33

### **HomeWorld Box Hill**

32-34 Noah Street,  
Box Hill NSW 2765

*On Display*  
Ambassador 33  
Manhattan 56 - Nanny (Manor Collection)  
Majestic 38  
Aspiration 36  
Atelier 2 - Granny Flat

## SOUTH WEST

### **Oran Park Estate**

54 Webber Loop,  
Oran Park NSW 2570

*On Display*  
Ambassador 41 Atrium  
Impression 32  
Majestic 40  
Manhattan 44 Ensuite  
Monte Carlo 42 Ensuite

### **Willowdale Estate**

97 Jamboree Avenue,  
Leppington NSW 2179

*On Display*  
Aspiration 31  
Manhattan 39 Ensuite

## ILLAWARRA

### **Calderwood Estate**

11 Harvest Way,  
Calderwood NSW 2527

*On Display*  
Inspiration 32

### **Wongawilli**

11 Whistler Street  
Wongawilli NSW 2530

*On Display*  
Cornerstone 34



### **Head Office**

17-19 Central Hills Drive, Gregory Hills NSW 2557

**Phone 1300 855 775**

[www.wisdomhomes.com.au](http://www.wisdomhomes.com.au)

