

Crystele
HOMES



Your Knock Down Rebuild Guide

Love where you live, but not the home
you live in? A Knock Down Rebuild
could be the smarter way forward

A dream worth building



Why build with Crystele Homes?

A Knock Down Rebuild is more than just a new build – it is a detailed process that requires careful planning, clear communication and the right support.

At Crystele Homes, we work with you through each stage of the journey, helping you understand what is involved, what comes next and what decisions need to be made along the way.

What you can expect from Crystele Homes

- Guidance from our Building and Design Consultants from the beginning
- A tailored design and estimate based on your block and lifestyle
- Support through tender, approvals and documentation
- Help with your external and internal colour selections
- Ongoing communication during construction
- Handover with your keys, manuals, certificates and warranties

Our goal is to make the process feel clear, considered and well-managed from start to finish.

What is a Knock Down Rebuild?

A Knock Down Rebuild is exactly what it sounds like – you demolish your existing home and build a brand new one in its place.

For many homeowners, it is a practical alternative to renovating or moving. You get the chance to stay in the location you already know and love, while creating a home that better suits the way you live today.

Whether you need more space, a better layout, modern finishes or a fresh start, a Knock Down Rebuild allows you to design a home around your lifestyle, block and future plans.

At Crystele Homes, we make the journey clear and manageable from start to finish. We'll guide you through the whole process from your initial design and consultation, through to approvals, constructions and handover.



Knock Down Rebuild in simple terms

Keep your block

Design a new home to suit your needs

Build your new home

Demolish your existing home

Move into a brand new home in the same location

Obtain approvals

Why choose a Knock Down Rebuild?

Create a more comfortable and efficient home

A new build gives you the opportunity to include modern materials, updated inclusions and improved energy efficiency.

Stay in the area you already love

You can keep the location, street, schools, community and convenience you already know, without having to compromise on the home itself.

Start fresh without moving

If you love your land but your current home no longer suits your needs, a Knock Down Rebuild can be the best of both worlds.

Build for the way you live now

Older homes were not designed for modern family living. A new home allows you to create better flow, more storage, improved living spaces and a layout that works for your day-to-day life.

Avoid the limitations of renovating

Major renovations often come with hidden issues, structural surprises and the challenge of working around an existing layout. Starting fresh gives you more flexibility and clarity.



Crystele's Knock Down Rebuild process

Every Knock Down Rebuild is different, but the overall journey follows a clear process – from selecting your design and confirming costs, through to approvals, construction and handover. Learn how the process works with Crystele Homes.



3 Approvals, selections & final documentation

Once your tender and contract stage is complete, we move into approvals and documentation.

At this stage, the following items are prepared and coordinated:

- Lodgement plans and **BASIX** ordered
- External and internal colour selection appointment
- Developer approval, if required
- Additional documentation where required, including items such as bushfire reports, acoustic reports, engineering, landscaping and stormwater plans
- Council or **CDC** application prepared
- Lodge to council or certifier for approval, as required
- Receive council or certifier approval
- Finalise all selection documents for construction plans
- Provide proof of funds
- Pay balance of 10% deposit



4 Construction & Handover

Once approvals are in place, we move into the construction phase.

At this stage, you can expect:

- Preparation for construction to commence
- Progress updates from your Construction Supervisor throughout the build
- Handover of your new home, including your keys, instruction manuals, certificates and warranties

This is where your new home starts to come to life, before the final handover.



Progress Payment Schedule

Progress payments are made at key construction milestones as your home moves through the build. This is a standard part of the building process and reflects the work completed at each stage.

Deposit (less money paid)	10%
Slab	10%
Frame	15%
Brickwork	10%
Roof Installed	15%
Lock Up	15%
Kitchen Installed	15%
Completion	10%

Subject to financial lender approval.

Key terms explained

Building terminology can feel overwhelming when you are new to the process. Here is a simple explanation of some of the terms you may come across during your Knock Down Rebuild journey.



BASIX - Building Sustainability Index. A NSW planning requirement that measures the energy and water efficiency targets your new home must meet.

CDC - Complying Development Certificate. A fast-tracked approval pathway for certain developments that meet specific planning controls.

DA - Development Application. A formal application lodged with council for approval where a CDC pathway does not apply.

HIA Contract - The building contract used to document the agreed scope, pricing and terms of your build.

Tender - A formal document that outlines the scope of works, pricing and inclusions for your project before construction begins.

Site costs - Costs associated with the specific conditions of your block. These can be influenced by things such as slope, access, soil conditions, stormwater requirements and services.

Selections - The external and internal colours, materials, finishes and inclusions chosen for your new home.

Lock-Up - A construction stage where the structure is secured and the home can be locked.

Certifier - An accredited professional who assesses and approves certain building documentation and compliance requirements.

Frequently Asked Questions



Is a Knock Down Rebuild better than renovating?

That depends on your home, block and goals. For many homeowners, rebuilding can offer better long-term value, fewer compromises and a home that is designed properly for modern living.

Do I need council approval?

In some cases, yes. In others, your project may be approved through a Complying Development Certificate. The right pathway depends on your site and the proposal.

Can I make changes to the design?

Yes – your design, upgrades and selections are discussed during the early stages of the process so your home can better reflect your needs and preferences.

What is included at handover?

At handover, you receive your keys along with your instruction manuals, certificates and warranties.

Will I receive updates during construction?

Yes – Crystele Homes provides progress updates from your Construction Supervisor throughout the construction stage.

What can affect my project?

Every site is different. Things like site conditions, required reports, approvals, engineering and other compliance items can affect scope, timing and cost.

Ready to explore a Knock Down Rebuild?

If you love where you live but your home no longer suits your lifestyle, a Knock Down Rebuild could be the right next step. Crystele Homes can guide you through the process – from design and tender through to approvals, construction and handover.

Speak with our team to start your Knock Down Rebuild journey.



Our Display Locations



Scan QR code to visit
crystelehomes.com.au
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