



## DEMOLISHING AN EXISTING HOME: [What to expect.](#)

Love your location but ready to upgrade your lifestyle? As vacant land can be rare in some of Perth's most desirable and established suburbs, demolishing an existing residence lets you build your dream home in the location of your choosing.

Should you be looking to demolish, we recommend getting started sooner rather than later as the overall process can take up to ten weeks.

### ***A general guide to the demolition process***

#### **1. Choosing your contractor and vacating the home**

The first step of demolishing an existing home is choosing the demolition contractor to carry out the work. Not sure where to start? We can introduce you to some trustworthy suppliers. Once you've made your selection, the contractor will apply for a demolition licence from the shire. While this takes place, it's your responsibility to make sure the home is vacated.

#### **2. Disconnecting services, rat baiting and shire inspection**

The first tasks your demolition contractor will carry out on-site are disconnecting the services (water, power and sewer) and rat baiting. The shire will undertake an inspection of the baits approximately a fortnight after they've been laid.

#### **3. Obtaining your demolition licence**

This is when things start to get exciting! Once the shire has approved the rat baiting, they will then begin the process of approving your demolition application. All going well, you should obtain your demolition licence within four weeks.

#### **4. Crunch time: demolition works take place**

Your demolition contractor will likely commence work fairly quickly upon receipt of the licence (once you are aware of the start date, we ask that you please let us know!). The home should be fully demolished within seven days.

#### **5. Inspection of site and earthwork reassessment**

When the demolition contractor has finished their component of work, we will then inspect the site to look at a range of factors including the need for retaining, access to the site, fencing and the space between neighbouring homes. The ground levels of the site will also be reassessed in case the cost of earthworks must be changed (we will advise you of any subsequent cost amendments).

*We hope this gives you more insight into the demolition process.*

*We can customise your dream home to suit virtually any home site and will assist every step of the way.*

*Why wait any longer? Come live life your way with Bellagio Homes.*