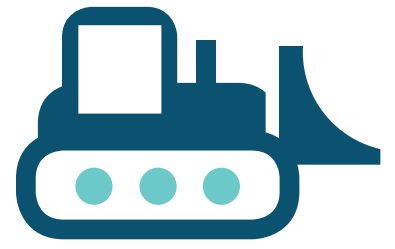




4 Easy Steps



Design • Subdivide • Knockdown • Rebuild



Is Your Property...

- Too big to maintain?
- Too expensive to renovate?
- Are you looking to downsize?
- Is it worth more as a development site?

Rossdale Homes are the sub-division and knockdown rebuild specialists.

Because trust is a must

Design

Step 1 The Research & Design process

Research

Whether you're an owner-occupier building your dream home or a developer building more than one. You need to know the viability of your project before you start and be confident that the best result will be achieved. Rossdale have experts at their fingertips that can help you with your research to determine the best return on your investment, finance, rental management or sale options, so you will have the confidence that your goals are achievable before you commit. When you build you will also have the benefit of the Rossdale Home's Absolute Fixed Price Contract so the result is assured.

Design Plans

Your Rossdale Homes Building Consultant will work with you to produce the best design outcome for your new project. Our professional in-house team of Designers, Engineers and Town Planners will guide you to unlock the potential of your land.

As part of this process your Building Consultant will ensure that the land is suitable for development and all of the Council requirements are met so you can relax knowing that we are working with you every step of the way.

Once all of the regulatory requirements are met, we will provide you with preliminary working drawings, a site plan and a comprehensive price guide before you proceed to the next stage.



Subdivide

Step 2 The Subdivision process

Absolute Fixed Price Contract

Your Rossdale Homes Consultant is there to liaise with the Council and also our team of experts on your behalf. This will give a very clear picture of the associated costs and your consultant will be able to explain the breakdown of these costs and the timing involved to complete your project. A Preliminary Services Agreement will then be presented to you that will formalise your plans and pricing. Then when you are completely satisfied the next step is to sign a Rossdale Homes Absolute Fixed Price Contract.

Survey Plans

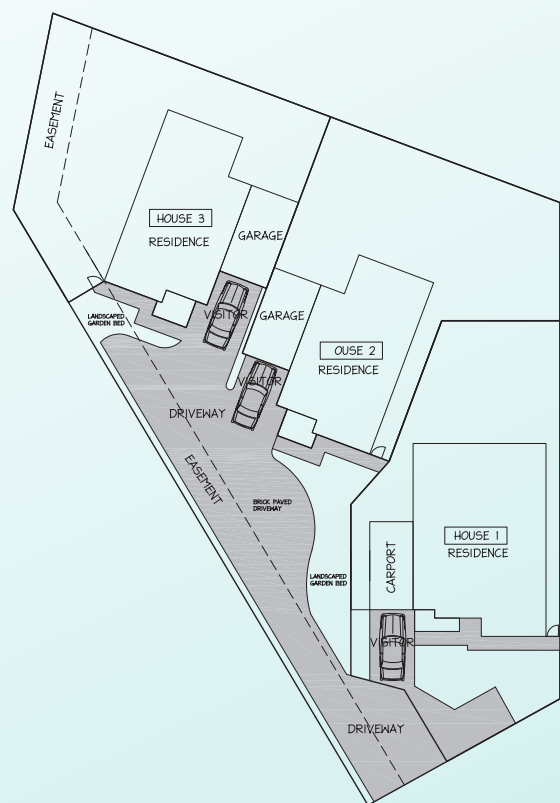
As part of the Preliminary Services Agreement your Rossdale Homes Consultant will send your design off to our Surveyors who will prepare the necessary land division plans and provide a cost schedule outlining the subdivision fees required to undertake your development.

Subdivision

The Subdivision Process includes the following steps:

- ▶ Lodgement of the Plan by the Surveyor to The Development Assessment Commission
- ▶ Response to the plan by external agencies and Council
- ▶ Approval of the plan by the relevant Council
- ▶ Lodgement at the Lands Titles Office
- ▶ Examination of the Plan
- ▶ Examination of the Documents
- ▶ Deposit of the Plan
- ▶ Issuing of the new Title

The Subdivision Process generally takes about 12 weeks and a further 4-6 weeks to receive the Deposited Plan. It is then lodged with the Lands Titles Office allowing the new Titles to be created. During this time your house plans will also be lodged with Council to be concurrently approved with your Land Division. This will then enable you to get the demolition underway.



Knockdown

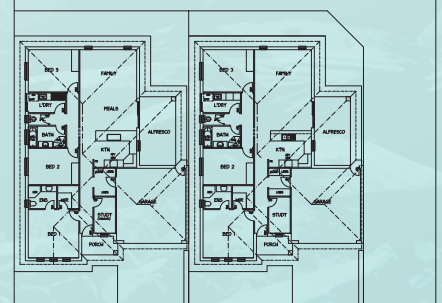
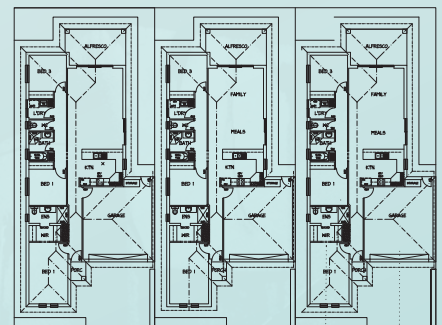
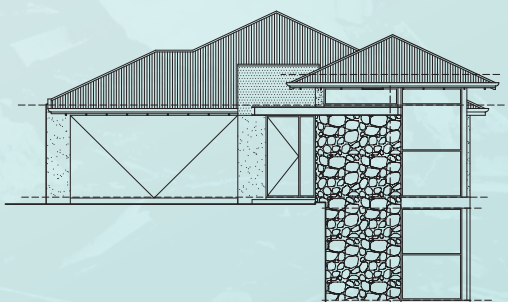
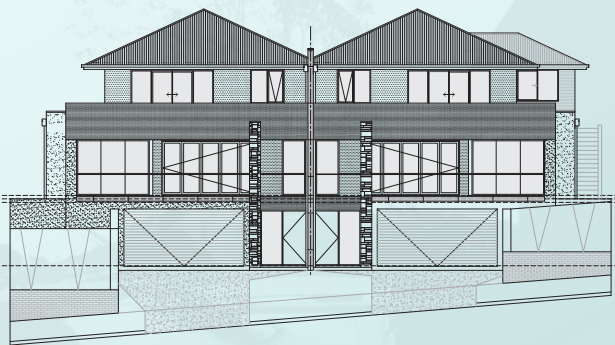
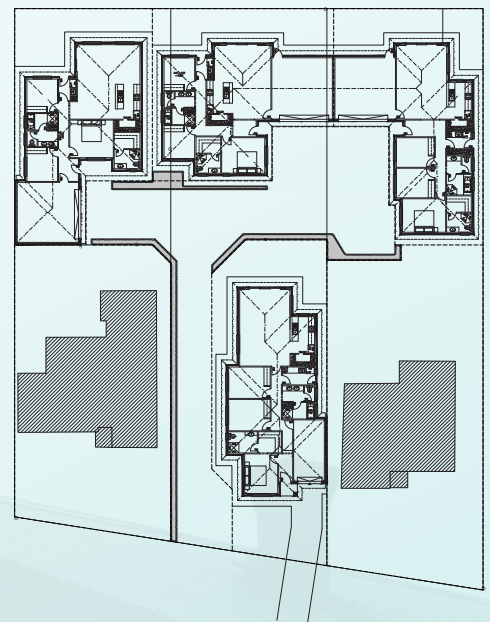
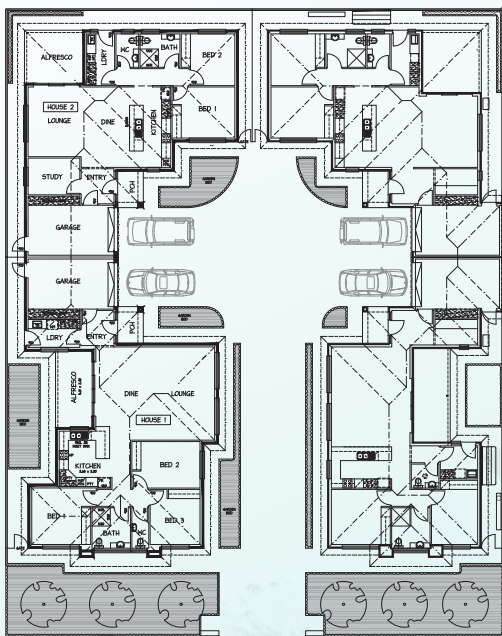
Step 3 The Knockdown process

The Demolition Process

Your Rossdale Homes Building Consultant can manage the entire process on your behalf or alternatively recommend a suitable Demolition Contractor to undertake the work for you.

The Demolition Process takes into account the following steps:

- ▶ Application to Council for the demolition of the existing home and structures
- ▶ Disconnecting the power, water, gas, sewerage and telecommunications to the property
- ▶ Engaging the Demolition Contractor to undertake the works.



Rebuild

Step 4 The Building process

Site Works & Construction

Once the demolition is complete and the block is clear there may be a need to wet down the area around where the old home and structures were in order to restore the moisture level. Remember that underneath the old home the ground hasn't seen any water for a very long time. Once the site has been pre-wetted Rossdale Homes will bench the site and construction of the new home(s) will now commence.

Our Promise

Rossdale's expertise and experience in knockdown/re-build and subdividing goes back over 40 years. A proud South Australian company, our reputation for building quality homes at competitive prices is well known and has stood the test of time. At Rossdale we know what you want and our elite team of professional people deliver excellence in lifestyle, choice and value for money and we will involve you in every step along the way and keep you informed.

The Benefits

When your Rossdale Homes Consultant presented you with an absolute fixed price contract you would have signed knowing that there are no more hidden costs and your home(s) will be built your way and completed right on budget with no nasty surprises... now that's peace of mind!

So come in and see one of our experienced knockdown and rebuild professionals who can show you how to unlock the potential of your land.

"Rossdale Homes... Because trust is a must."





The Rossdale Difference

Difficult Site Experts

- ▶ Sloping Block
- ▶ Split levels
- ▶ Rock
- ▶ Hammerhead
- ▶ Odd shape & Size
- ▶ Council requirements

We can help you...we embrace such challenges

We work with your block of land and your needs in a home to find the best solutions for all.

Free Site Inspection

We offer free site inspections, whether you have purchased or are looking at a block to be, let us help you!

We will give site and design advice to reduce the risk of unforeseen costs.

Book an appointment with a Building Consultant today.

Absolute Fixed Price Contracts

We want to give you 'peace of mind'.

With a Fixed Price Contract Guaranteed with **No Building Variations**, only you can change the price after the contract is signed.

To find out more speak to our expert Building Consultants.

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Visit our website for more information
or explore our virtual tours.
rossdalehomes.com.au