

The process to demolish a house

	Organise three quotations from reputable demolition contractors. They will need access into the property and a written list of any items not to be demolished, trees to be retained or things the owner wants to keep (allow 3 to 4 weeks for these quotes).
	<p>Demolition Permit: Once you have selected the demolition contractor, you will need to provide the following documents and apply for a “Demolition Permit”:-</p> <ul style="list-style-type: none">- Owners “letter of consent” for demolition- Proof of property ownership (i.e. rates notes).- Copy of the “Certificate of Title” and “Title Plan”- Most properties also require the “approval for demolition” from the local Council prior to the demolition permit being issued. <p>Note: most demolition contractors include the demolition permit in their quotation (allow 3 to 4 weeks for the demolition permit).</p>
	<p>Notice to tenants: If the property is rented to tenants, the owner must give a minimum of 60 days written notice for the tenants to vacate.</p>
	<p>Power and Gas abolishment: Once the property is vacant, the owner must apply to the gas and power retailer to get these services abolished from the property. Each gas and power company has a specific application form and abolishment procedures that must be followed. This abolishment process takes 4 to 5 weeks and must be done before the demolition can start.</p>
	<p>Asbestos Report: If the existing house was built or renovated between 1940 and 1990 it may contain asbestos building materials. In this case, the demolition contractor may require an “Asbestos Report” be provided by a registered asbestos contractor prior to starting work on site.</p> <p>Note: most demolition quotes exclude asbestos removal.</p>
	<p>Council asset protection permit: Prior to starting the demolition, the owner must apply for an “Asset Protection Permit” from the local Council. They will also have to pay an “Asset Protection Bond” which the Council will hold for the duration of the project and will refund the bond once all building works are completed and if there is no damage to the road, footpath or drainage system.</p>
	<p>Record of existing conditions: We recommend that all of our clients make a detailed digital photographic record of the property before any demolition work commences, paying particular attention to the existing footpath, roadway, kerb and channel, services pits, street trees and neighbours property.</p>
	<p>Letter drop to neighbours: We also recommend the owners do a friendly letter drop to all the surrounding neighbours two weeks prior to starting the demolition works. This will let your neighbours know what is about to happen (especially all the noise and dust). It also starts you off on the right foot and opens channels of communication with your neighbours during the building project.</p>
	<p>Temporary safety fencing: Victorian building regulations require that temporary safety fencing is erected around any demolition site for the duration of the demolition works. Most demolition quotes do not allow for this temporary fencing.</p>
	<p>Demolition works: Once all of the items above have been done, the actual demolition work can start. Most demolition jobs take two to three weeks to complete.</p> <p>Note: a copy of the “demolition permit” must be displayed at the front of the property for the duration of the demolition works.</p>