

KNOCKDOWN REBUILD VS. RENOVATION?

MAKING THE RIGHT CHOICE FOR YOUR HOME

Many homeowners dream of the perfect custom home. But should you demolish and rebuild or renovate your existing home? Both options have pros and cons. This guide examines project spend, layout changes, sustainability, and resale value to help you determine whether to knock down and rebuild new or renovate your existing home.



WHAT IS A KNOCKDOWN REBUILD?

A knockdown rebuild with Locspec involves demolishing your home down to the foundation and constructing a new custom home. This process allows for complete customisation of layout, materials, and finishes.

PROS OF A KNOCKDOWN REBUILD

- Complete Customisation: Design the perfect layout with energy-efficient features.
- Latest Trends: Integrate open floor plans, smart home technology, and sustainability features.
- Ideal for Outdated Homes: Replace inefficient homes with new builds.
- Increased Property Value: Generally yields higher property values.

CONS OF A KNOCKDOWN REBUILD

- Costs: May be up to two times more expensive than renovations.
- Significant Disruption: Requires relocating to temporary accommodation.
- Permitting Challenges: Additional permits and applications.

WHAT IS RENOVATION?

Renovation involves upgrading your home without demolishing it, ranging from small projects to whole-home overhauls, improving functionality, aesthetics, and value.

PROS OF RENOVATION

- Lower Cost: Generally cheaper than knockdown rebuilds.
- Complete Transformation: From reconfiguring your current home to new additions.
- Less Disruption: Phased work to limit displacement.
- Maintain Architecture: Preserve existing layouts and home character.
- Sustainability: More environmentally friendly by reusing existing structures.





CONS OF RENOVATION

- Unforeseen Issues: Problems with electrical, plumbing, or structural elements. This is a good time to upgrade these.
- Piecemeal Approach: Original materials used in the existing house may not be available anymore. However, we will work with you to seamlessly join the old and new.
- Permitting: Still requires approvals, though simpler.

COMPARING KNOCKDOWN REBUILD AND RENOVATION

- Cost Comparison: Knockdown rebuilds are typically more expensive.
- Time Comparison: Knockdown rebuilds generally take longer, renovations take weeks or months depending on the scope of work.
- Impact on Property Value: Knockdown rebuilds generally yield a higher return on investment.



MAKING THE DECISION

Deciding between a knockdown rebuild and renovation depends on your goals, budget, and tolerance for disruption. Aging homes may benefit more from a rebuild, while renovations are ideal for updating your home on a smaller budget or if the current structure is sound.

Locspec's consultancy service can help you determine the feasibility of a knock-down rebuild for your specific location and overall project budget. With Locspec's extensive knowledge and expertise, you'll have invaluable support during the decision-making process, ensuring you make the best choice for your needs.

SUSTAINABILITY CONSIDERATIONS

Renovating is often more sustainable, reducing the environmental impact by reusing structures and materials. However, a knockdown rebuild allows for advanced sustainable building practices.

EARLY CONSULTATION IMPORTANCE

Involving Locspec's guidance early can significantly assist you with your decision. Our expert team provides a personalised consultancy package that gives insights into feasibility, costs, allowing you to make an informed decision.

LOCSPEC BUILDING EXPERTISE

Locspec specialises in major rebuilds and renovations, using innovative practices to maximise energy efficiency and minimise environmental impact. Our team offers detailed quotes and expert advice to help you decide the best approach for your home.

CONTACT LOCSPEC BUILDING

Contact Locspec Building to see how we can help redefine your space efficiently and sustainably. Visit www.locspec.com.au or email admin@locspec.com.au.