

Demolition Guide



MARQUE

Demolition Checklist

- ☐ Notice for tenants to vacate issued
- ☐ Demolition company selected
- ☐ Asset Protection Permit
- ☐ Abolishments completed
- ☐ Power Pit installed
- ☐ Pool fenced or covered (if applicable)
- ☐ Protection Works Permit (if applicable)



Everything you need to know about demolishing your existing home before you rebuild.

You've decided to rebuild on your homesite and you need to demolish the existing home to make way for your new build. The demolition of an existing home is a relatively straight forward process but does require some planning before commencing.

We have prepared this information sheet to guide you through the requirements for you to engage a suitable demolition company of your choice. However if you prefer, Marque can arrange a quote through our preferred demolition contractor and manage the entire process on your behalf.

Consider arranging your demolition as early as possible as we only allow a limited timeframe from contract signing to have this completed and ready for construction to commence.

Before You Demolish

There are a few steps you need to take before you are ready to start demolition works. To help guide you we have provided an outline of these steps and some answers to some of the most frequently asked questions, we hope this information is of a benefit to you and please don't hesitate to contact us for specific information for your new home site.

Tenant Vacate Notice Requirements

If the property is currently leased, please contact your real estate agent to arrange the issuance of a Notice to Vacate. Please note that a notice period of 90 days or more may be required.

Client Responsibilities

Tree Removal

The client is responsible for the removal of any trees as identified. An arborist report must be provided to the demolition company. Some demolition companies may include this service as part of their scope, so it is recommended to confirm this directly with them.

Disconnecting of Existing Services (Abolishments)

Before any demolition works can be started the existing services to the property will need to be “abolished” which in simple terms means disconnected. These service providers require you to make applications directly to them for these works and the forms can usually be found on their websites. At Marque, we can help guide you through this process for your new Marque home.

It's important to know that from the time of application to the abolishment of the service can take up to 28 days.

Electrical Abolishment

Complete this through your service provider's portal (e.g. AGL, Origin), using your meter box number. This can take up to 5-6 weeks, so we recommend applying promptly.

Gas Abolishment

This can be completed online with your service provider. Please use your gas meter number and allow 5-6 weeks for processing.

NBN Disconnection

If NBN has been connected to the existing property, then a direct application via NBN is required. NOTE: only authorised trades from NBN can perform this work.

Telephone Lines

You will need to complete the abolishment request from the Telstra website who own the telephone lines regardless of who you have chosen as the retail provider.

Pay TV

A direct application via the website of whichever supplier you use, assuming you have additional hard wiring to your home.

Asset Protection Permits

Applying for an asset protection permit through your local council is a standard requirement prior to commencing demolition or construction works, particularly across Victoria, including areas such as Melbourne. The description to be used for the application is: demolition, pool construction (if applicable), and construction of a new dwelling with garage. The council will carry out a preconstruction inspection to document the existing condition of surrounding assets, including footpaths, kerbs, and roads. It is also recommended that at each stage—particularly following demolition—an inspection of the footpath, nature strip, and vehicle crossover is undertaken, with photographs taken by the owner to clearly document existing site conditions. This provides an accurate record and helps ensure the pool builder or builder is not held liable for any pre-existing or third-party damage.

Following completion of the works, a final inspection will be undertaken by the local council, and if no damage has occurred, the bond will be refunded in full; however, if any damage is identified, the cost of repairs will be deducted from the bond. It is important to ensure the demolition permit is in place prior to commencing any site works, and while this is often arranged by the demolition contractor, it is recommended to confirm responsibility to avoid any delays or potential liability.

Pools

If your property has an existing pool that you intend to retain and it does not impact the construction of the proposed dwelling, the pool must either have a fully compliant safety fence installed or be secured with an engineered pool cover supplied and certified by a qualified workplace safety provider.

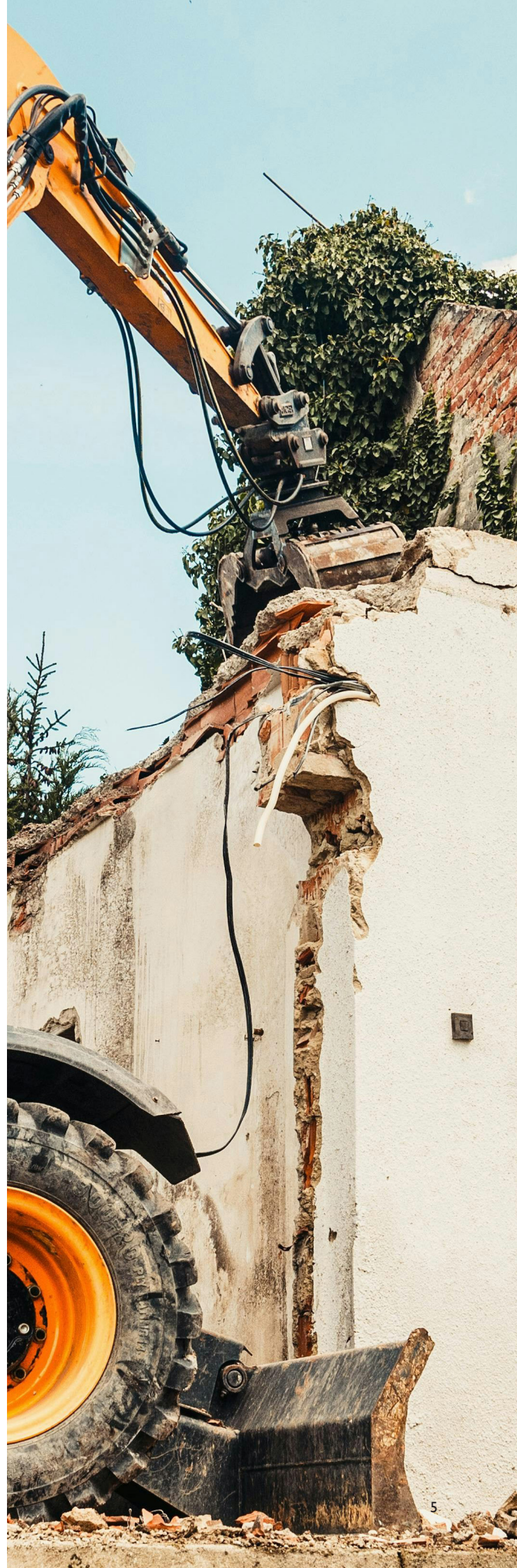
If you are planning to construct a pool shell prior to the commencement of the new dwelling, this must be formally coordinated with your allocated Project Coordinator. It is essential that the proposed location of the pool is advised at the initial sketch design stage, as this information is critical to the overall planning and coordination of the site layout. Pool plans and engineering details are also required to ensure the house slab can be properly designed and engineered, particularly where the pool is within 2-metres proximity to the proposed dwelling.

Ongoing communication with the pool contractor will be required at each stage of the process to ensure alignment between both scopes of work. This will allow for a smooth transition from pool shell completion through to Marque taking possession of the site and commencing construction of the home.

Underground Electrical Pit

To apply, your electrical contractor or licensed electrician generally submits a service application or “new connection / supply alteration request” to the relevant distributor.

This request includes your site plan, proposed building location, and details of the electrical load and service requirements. The distributor then assesses the application and determines whether a new pit, upgrade, or relocation of existing infrastructure is required. If approved, they will issue requirements and fees, and schedule the installation or modification works, which must be carried out by authorised network contractors prior to the commencement of your new build.





Services provided through your demolition company

This is what will be included in your demolition when facilitated through Marque:

Additional Temporary Fencing

The demolition company will provide temporary fencing for a period of 3 months during demolition. After this period, Marque will provide temporary fencing for the construction phase.

Sewer

The demolition company will manage the disconnection of the mains sewer prior to demolition. This is carried out by a licensed plumber to ensure the connection is properly capped, isolated and protected, preventing damage to the mains infrastructure and eliminating the risk of contaminants, such as concrete, clay or debris entering and obstructing the sewer system. Where a septic system is present, the demolition company will coordinate its professional decommissioning. This includes the safe pump-out of all contents and the complete removal of the existing tank in accordance with relevant regulations. When decommissioning the sewer, the depth and offset must be identified and provided to Marque for documentation.

Water

The demolition company will manage the existing water connection as part of the works. Where there is a single connection to the property, the mains supply is retained, with only the line from the meter to the dwelling capped. This allows continued access to water throughout the demolition process. If multiple meters are present, the contractor will coordinate with the relevant service provider to arrange the disconnection and removal of any redundant meters.

Storm Water

The demolition company will coordinate the disconnection and capping of the property's drainage connection from the dwelling to the legal point of discharge at the site boundary. These works are carried out by a qualified drainage or licensed plumber as part of the demolition scope. The contracted plumber must identify the depth and offset of the pipes and provide this information to Marque.

Clearance Certificate

Most builders will require a clearance certificate before starting on site. This is a certificate provided by an independent third party who will inspect the demolition works upon completion and certify that after their inspection that there is no visible asbestos left on site.

Protection Works Permit

If you are removing a structure or tree (including tree roots) that may damage any part of your neighbour's property (including your shared fence) then by law, you must provide notices to your neighbours.

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