

If you'd like to know more about Dale Alcock's Demolish and Build service – and see how we can change your home without changing your address – then contact us for a free, no obligation appraisal.

We look forward to helping you create your new lifestyle.

## Dale Alcock Homes

Metro: 1 Pearson Way, Osborne Park WA 6017 Telephone: (08) 9242 9266 Fax: (08) 9242 9101

Southwest: Cnr Blair and Hayes Street, Bunbury WA 6230 Telephone: (08) 9792 0555 Fax: (08) 9792 0556

[dalealcock.com.au](http://dalealcock.com.au)

Out with the old.  
And in with the new.



### Mixed Sources

Product group from well-managed forests and other controlled sources  
[www.fsc.org](http://www.fsc.org) Cert no. XXX-XXX-000  
© 1996 Forest Stewardship Council



FOR TODAY.  
FOR TOMORROW.

Demolish & Build.

# Bring your new lifestyle to your old address.

If you love where you live, but don't share the same affection for the house you're living in, here's our advice. Demolish your old house, and let us design and build you a new one.

If demolition sounds a little radical, think again. A total demolition costs less than \$20,000; and building from scratch is often less expensive than a complicated renovation. And by staying at the same address, you'll preserve the equity you have in your land and avoid paying stamp duty and selling costs.

It's the perfect solution for people who love their street and suburb but who have outgrown their existing home.



## From rabbit warren to wide open spaces.

These days, no one wants to live in a maze of tiny rooms connected by dingy corridors. Today's homes are lighter and brighter.

Modern architecture creates open, liveable areas, high ceilings and beautiful spaces. It integrates indoor and outdoor living with sliding doors and alfresco areas, and features the kitchen as the hub of the house. Parents and children's areas are clearly defined by clever zoning.

When you demolish and build, you can take advantage of all these latest design trends.

## A blank canvas. A fresh start.

Our contemporary range of innovative designs provides the opportunity to give you exactly the home you want, not a renovated compromise.

Design and building techniques, materials and colour trends have changed considerably in the past few decades opening up exciting new opportunities. We'll show you the very latest options, including a stunning array of kitchen and bathroom designs and fit outs with plenty of style and clever storage solutions.

Your outdoor areas will also be part of the plan. You can have a pool exactly where you've always wanted it and completely re-landscape your garden.

Energy efficiency is another important consideration. You'll be able to incorporate the latest thinking in passive solar design, cross ventilation, solar power and hot water, plumbing fixtures, energy efficient appliances and modern insulation.



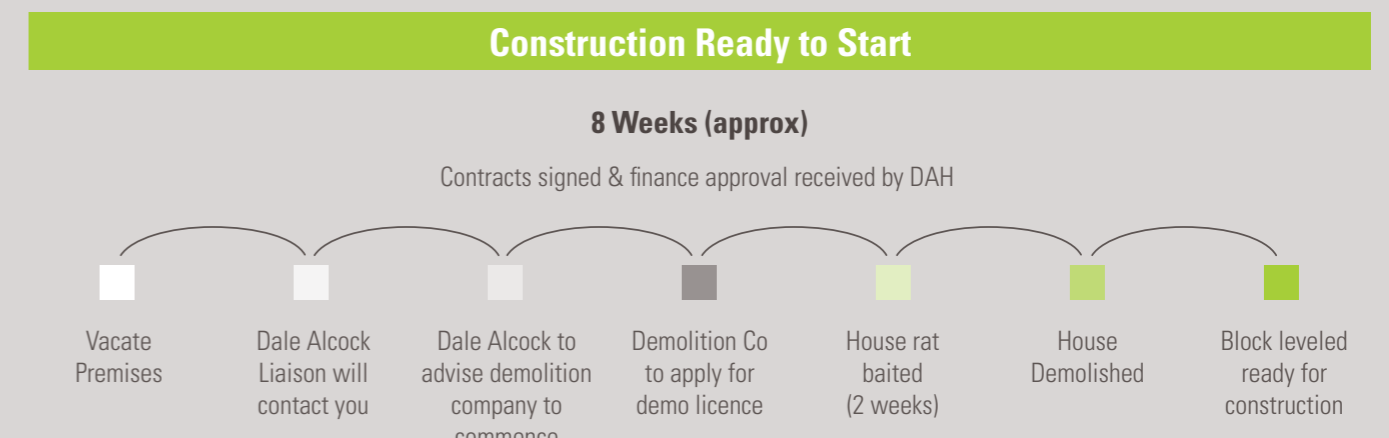
# From concept to construction.

Dale Alcock is WA's leading builder – and so we have the design, planning and construction experience to help you through the whole journey. Your new home will be designed by our experienced in-house team – and built to the highest-quality specifications, backed by a lifetime structural warranty.

From the initial site assessment and designs through to approvals and project completion, you'll deal with some of the best in the business.

- We co-ordinate the whole project from start to finish including pools and landscaping
- We carefully assess the site and discuss its possibilities and potential with you
- We organise all permits and approvals
- We work with you to understand how you want to live; and create your ideal home design in every detail
- We provide easy-to-understand quotes and agree a fixed price building contract
- We integrate the demolition, site works and building processes for maximum efficiency and minimum inconvenience

# Demolition Timeframes





Before and after



The construction process



Before Demolition Pre Construction



Pre Construction Construction



Construction



Construction Finish

# Home finance

## What is Home to Home finance?

Home to Home finance enables you to stay in your current home while your new home is being built, taking away the stress of having to sell your house before you can start your new home. As your new home is being built, place your old home on the market, all without having to rent and move twice.

## How does Home to Home finance work?

You may have a current home loan on your existing property and be looking to secure additional funding to purchase your new home. Home to Home financing provides funding on top of your existing home loan in order to commence construction of your new home. As your new home nears completion, the old home is sold with the proceeds used to reduce the balance of the total home loan. The end result is you can move straight into your new home with one simple home loan!

## The benefits of Home to Home finance

- Ability to purchase your new home without having to sell your existing home first
- Able to stay in your existing home whilst your new one is being built. Less disruption for you and your family
- In a rising property market, secure today's purchase price on your new home while maximising the sale price of your old home
- A loan term of up to 12 months means that you have less pressure to sell quickly

## Home to Home finance key features

- No repayments required during the go between period of up to 12 months (interest is capitalised during this period)
- Standard home loan rates apply
- Loan term of 12 months for construction (6 months for established homes)
- Eligibility can be assessed on the final loan amount

## Make sure you do the comparison

When deciding if Home to Home finance is the right option for you - ensure that you take into account:

- Interest (holding costs)
- Rental costs (if you decide to sell first)
- Removalist costs (twice if you decide to sell first)
- Disruption to the family
- Stress of finding rental accommodation in a tight rental market
- Stress of the move and impact on current lifestyle



## Dale Alcock Central. Making the building process simple, and fun.

Dale Alcock Central is a breathtaking facility bringing together the many different elements of the home building process in an ultramodern, convenient location.

There are more than 500 products and services in the one place, providing you maximum choice with minimum legwork.

This is an exclusive resource **only available** to Dale Alcock customers.

For many new home buyers, the product selection procedure can be a daunting task. Dale Alcock Central takes the stress and hassle out of this process.

Often the small finishing touches can be overlooked when building a new home. We reduce this possibility as every feasible component will be explored when you undertake your pre-start appointment.

Our aim is to provide you with the best possible outcome when you move into your new home.

Experienced consultants will walk you through the process presenting the options for you to complete your fit-out in a totally personalised style. You will be able to maximise the aesthetic appearance of your home, be amazed at the added value and admire the end result.

If you want to find out more, call in and view this state of the art facility for yourself.

### Dale Alcock Homes

1 Pearson Way, Osborne Park  
Telephone: 9242 9266  
Monday – Friday 8am – 5pm  
Saturday 10am – 4pm

### Dale Alcock Homes South West

Corner Blair and Hayes Street, Bunbury  
Telephone: 9792 0555  
Monday – Friday 8am – 5pm

[dalealcock.com.au](http://dalealcock.com.au)

