

# KAPLAN KNOCK DOWN & REBUILD

*With Luxury Upgrades Included!*

Knock Down & Rebuild (KDR) is a great option when you want to live in a suburb that has no new land available or stay where you are but in a Brand New Luxury Home.

We can prepare a quotation for you that has a One Year capped, No More To Pay and No Variations Guarantee. Most builders do not have the ability to provide this type of quotation for any of their builds, let alone a KDR build.\*



**LIFETIME STRUCTURAL  
GUARANTEE**

**NO MORE TO PAY  
GUARANTEE**



# Our Commitment To You: No More To Pay

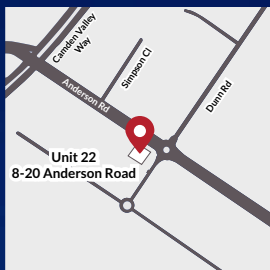
Some of the costs involved with a KDR build that are generally not required for new land estates are listed below. We can inspect your land and define these costs for you in an itemised manner.

- Reports and consultancy fees for additional services that your particular council requests and are normally not required on new land.
- Small multiple load additional truck haulage due to large semi-trailers not being allowed to or not fitting in built up areas.
- Deepened Edge beams and increase in concrete slab height to suit your particular council's regulations.
- Upgrade to stormwater drainage system due to councils' additional requirements for older areas.
- Detention system for stormwater drainage.
- Sewer boundary traps or extensions along with existing sewer pegout and investigations to discover the exact location.
- Supply and install of a metal power pole within your boundary to bring power into the site and redirect it underground along with communications conduit.
- Traffic Control if required for your road or street.
- Any other obstacles our site inspector picks up.
- KDR costs start from \$35,000.

## GET STARTED ON YOUR NEW LUXURY HOME REBUILD!

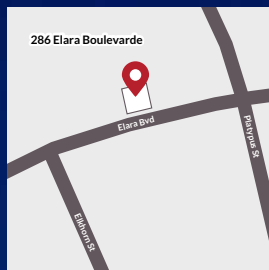
~ Speak with our friendly consultants today ~

### LOCATIONS



**The Grange Display Centre**  
Haven 20 & Sevilla 29

Unit 22/8-20 Anderson Road  
Smeaton Grange NSW 2567  
(entry via Dunn Rd)  
Phone: 02 9071 7051  
Charla: 0416 921 124



**Newpark Display Centre**  
Calypso 31, Aristo 34 & Parkwood 36

286 Elara Boulevard  
Marsden Park NSW 2765  
Jaime: 0414 330 360  
Milie: 0402 723 625



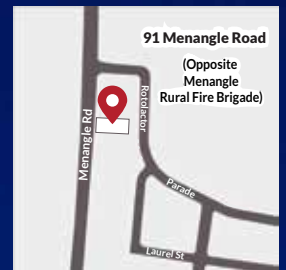
**Box Hill Display Centre**  
Caribbean 39 Legacy & Calypso 28

21 Facade Street  
Box Hill NSW 2765  
(via Driftwood St)  
Stephen: 0417 271 630



**Leppington Display Home**  
Northbrook 29

35 Moon Street  
Leppington NSW 2179  
(off Rickard Rd)  
Syed: 0424 044 205



**Menangle Display Home**  
Woodbridge 26

91 Menangle Road  
Menangle NSW 2568  
(Opposite Menangle Rural Fire Brigade)  
Tim: 0438 555 222



Scan for our display homes' current open times.

Can't make it to our displays during regular hours?

Call us to arrange an after hours display home viewing.

# KAPLAN

## 1800 527 526

kaplanhomes.com.au



**EIGHT STAR**  
LUXURY INCLUSIONS



#### Initials/Notes

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\*Many councils in NSW will charge a contribution tax called Section 7.11 for building a new home within their older and existing municipality. This fee varies between councils and will be charged to you directly by your council, usually at the time of your development approval. Kaplan Homes will not charge you this fee so it's best to contact your council directly to enquire whether the fee is applicable to you. Council DA costs are additional to Private Certifier costs when required. Please see our Building Consultants for full Terms & Conditions.