



HEAD OFFICE:
85 Old Toorbul Point Road
Caboolture, Qld 4510
PH: (07) 5499 2160
FAX: (07) 5499 2170
EMAIL: reception@qldhr.net.au
ABN: 93 153 709 007

Important information related to selling or demolishing your existing home with QHR

Queensland House Removers are industry leaders and specialize in buying, removing and on selling homes. We do all our own removals and every team member is highly trained in their respective field so you can be guaranteed honest experience based advice every time.

If you need to remove a home from your site there are a few important things you need to consider. Time is of the essence – ideally three to six months is a perfect time frame to allow. This is not always the case and your home can be removed sooner, however it may be worth less money to you. If your home can be on sold by us from where it is then it can be worth substantially more to you. In fact it often makes the difference between your home being worth money or costing to have it removed.

The first step is to make contact with us and give us the address of the home. We can generally give you a quick appraisal online or do a drive by if you don't want to disturb tenants at this stage. From here one of our qualified representatives can arrange to inspect the home and give you some options based on the suitability of your home for removal. This will generally fall into three categories

1. QHR can offer you a guaranteed buy price within a set time frame. This gives you the confidence to move forwards knowing you can book your builder for a set start date
2. QHR can offer you a price subject to finding a buyer for your home. This works best when you are not in so much of a hurry and want to achieve the best possible price. The downside of this is that if a buyer is not found for your home then you may need to reduce the price.
3. QHR can offset some of the cost of your site clean costs by removing your home and using some of the value towards your site clear. There may be some costs involved but it will still be cheaper than full demolition

Once we have agreed on the best option for you it is time to get things for the upcoming removal. The essential things that need to be done prior to any removal are:

1. Obtain a **Decision Notice** for the removal of the home. Your home cannot be removed (or demolished) without *Council consent*. This comes from a private Certifier and QHR can arrange this on your behalf if needed.
2. Disconnect the power and gas services from the home. This is called an **abolishment** and involves having the actual line from the street and the meters removed. This is organized through your energy supplier and takes up to **20 working days**. Your home cannot be removed until this is done.

QHR take care of all the removal permits required for transportation of your home. You will be informed throughout the whole process by our friendly professional staff. Once the home has been removed your site will be cleared of any remaining debris and ready for your new build project

