



House Removal Guide for Vendors/Sellers

- Contracts** – once you have agreed on terms and conditions with the house removalist you must then sign a contract outlining these details. Once a contract is in place the house removalist will 'list' the house for sale with delivery/stumping included.
- Demolition and Removal Approval Certificate (Form 6 Brisbane City Council)** before you can sell a house for removal you will need to obtain a demolition and removal certificate from your local council. This can also be obtained from a Private Certifier. Normal practice is to get this done at the same time as you are doing your new development approval. For houses being removed from the Brisbane Shire you will also need a Form 6. This is to make sure the house is not heritage listed. There are normally no problems with houses built post war but Pre War/ old Queenslander do have to be approved. This can cause problems if you are in a street full of similar houses. In a DCP (demolition control precinct) area, three in a row is a No Go)
- Allowing access** - The house removalist will require, from time to time, access to the property to take buyers through, or to arrange Engineers plans. Generally you will be given 24-48 hours' notice.
- Disconnection of Services.** Electricity, Gas, Sewerage and Water, Air conditioner, NBN
 - **Electricity Services** will need to be disconnected. This includes all assets that belong to the electricity department. This requires a Demolition and Removal of Assets for being lodged with the provider, you must allow minimum of 21 working days for this to take place.
 - **Solar Panels**
 - **Gas** – again a similar form will need to be submitted to the provider.
 - **Sewerage** – the sewerage will have to be disconnected and capped by a plumber. This requirement will be normally stated in your demolition certificate and in some cases inspected by the council
 - **Water** – You can get this done at any time, although in most cases the removalist is happy to turn the water off at the main.
 - **Air-conditioner** – You will need an Air-conditioning specialist to disconnect the gas lines if it is a split system.
 - **NBN** – apply for disconnection <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/commercial-works> (or Google Disconnect NBN)
- Fencing** – Just prior to the removal it is advisable to secure the site with security fencing, this then makes the site secure from passing pedestrians even after the house is gone and the site clean is getting done.
- Site Clean** – In most cases the house removalist does not get involved with the site clean unless specified in the contract. The amount of debris will depend on the type of house, remember the house removalist normally buys from the bearer up; this does not include stumps etc and he is entitled to leave behind any materials not required by the new buyer. It is also advisable for the owner to put a safety fence up to stop the public from entering the site (for their own protection) You have a duty of care to protect the public. Quite often you will also be visited by the council, they may fine you for lack of fence (WHS)