

THE KEY

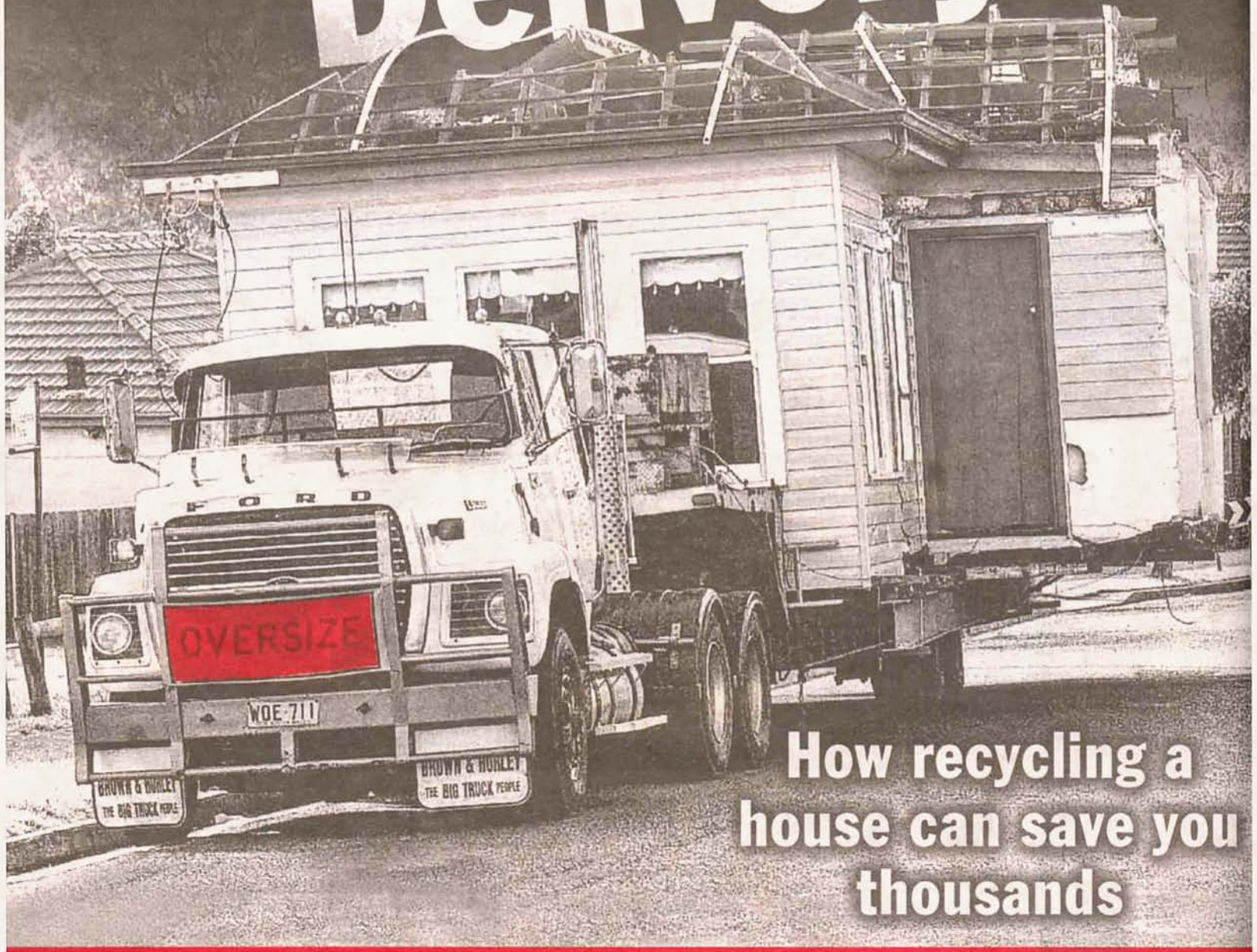
VICTORIA'S BEST ADDRESS



Gold Coast recruit Campbell Brown picked up \$1 million for his Hawthorn East property.

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Home Delivery



How recycling a house can save you thousands

PUTTING an old house on a truck and moving it hundreds of kilometres away has to be the ultimate

rm of home delivery. The growing cost of building is made moving a second-hand house an increasingly attractive option, especially among people wanting a home with character.

As well as being a relatively quick and cheap way to set yourself up in a new home, here are a swag of environmental benefits.

With many of the houses for relocation available free, and the cost of moving them generally ranging from \$30,000 to \$50,000, the sums appear to add up, especially considering \$150,000 will barely buy a new entry-level home.

HE TESTIMONIAL

The idea certainly made sense. Robert and Naomi Filcock, who had been living in a shack at their property at Woodvale near Bendigo before deciding to move a substantial weatherboard home from the hillside, on Melbourne's outskirts, earlier this year. "Deciding to go down the path of relocating a house saved us not only financially, it gave us a larger home than we would have otherwise been able to afford," Mr Filcock said.

They paid Melbourne company Better House

HAMISH HEARD
Key editor

Removers \$100,000 to buy the house and re-establish it on new concrete stumps under a new roof at their small rural farmlet.

"We've ended up with a home with character that suits its surroundings, rather than just a house," Mr Filcock said.

THE BOTTOM LINE

Victorians can take their pick out of a handful of local businesses offering house relocation services.



It is essential you obtain credentials from the house remover

CARMINE BERNADO, BETTER HOUSE REMOVERS

Cost and inclusions vary between providers, but Gerard Clancy from Kilmore House Removers said his company generally charged about \$30,000 to move a house.

"We tell people they will need at least another \$25,000 to spend once we've finished for things like plumbing, plastering, painting and electrical work," Mr Clancy said.

He said clients often had found the house for removal free from a developer looking to save money on demolition costs.

"Sometimes you're better

off paying a few thousand and you may get a renovated kitchen and bathroom and that all saves you money at the other end," he said.

THE TRAPS

Carmine Bernardo from Better House Removers said the industry wasn't without its horror stories, thanks to a few unscrupulous "fly-by-night" operators and clients who didn't do their homework.

"People get caught when they get a free house and they think they're getting a bargain, but that free house

appraisals was another way to guarantee a good result.

"Don't pay too much upfront — the requirement is five per cent by law and then you make progress payments," Mr Bernardo said. "The process normally takes about six weeks depending on the house."

THE RED TAPE

Some new subdivisions have covenants or planning restrictions banning relocated houses, so talk to the council first.

It is also important to obtain a building permit from the council at your destination before you move.

Archicentre general manager David Hallett said buyers should exercise caution.

"When you're looking for a house to move, you've got to go through all the risk management measures as if you were buying an old house and when you relocate it you've got to go through all the checks and balances as if you were building a house," Mr Hallett said.

HOLIDAY HOUSE BUDGET

■ Second-hand three-bedroom house in Melbourne	\$1
■ Land near the beach at Loch Sport	\$42,000
■ Relocation cost	\$30,000
■ Plastering, repainting, electrical and plumbing	\$25,000
TOTAL	\$97,001