



## FRESH HOME RENOVATIONS


# Helping you to plan and execute your dream Home Renovation



When considering undertaking major home renovations, overwhelm can easily take over. Where do you start? How do you maximise the functionality of your home to suit your needs? What do you need to consider when deciding on the appropriate budget?

We have created this guide to assist you in answering your questions and demonstrate how we can partner with you through the process.

Book your FREE in-home Consultation 

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## Why Renovate?

Apart from the fact many of us choose renovations to update tired or run down homes, improving the functionality and increasing our living spaces are becoming more primary reasons.

Our lifestyles have and are changing due to;

- the state of the property market and economy
- more multi-generational living
- adult children staying at home longer
- and more of us working from home on a permanent or semi-permanent basis.

These factors then impact what we require from our homes, which can be quite different from the reasons why we purchased our property initially.





If you are currently facing this dilemma, we have the experience and expertise to propose concepts that may allow you to renovate your existing home and still achieve your lifestyle goals.

We'll also assist your decision making process by outlining the pros and cons of each option.



## Is it worth bringing in the Professionals?

If you are trying to work out if you should DIY your renovation or enlist the help of qualified designers and trades, here are a few key considerations;

-  Of course you will have your own ideas and concepts, but **working with experienced designers** will provide you with alternate and possibly smarter ways to approach your renovation, due to their wealth of knowledge and expertise.
-  **Project managing a renovation yourself can be difficult and stressful.** It may also result in costly mistakes and timeline blow-outs due to inexperience. Again, having a professional whose primary role is to keep everything running smoothly and deliver on time and on budget, is well worth the investment.
-  **Using qualified trades is a must, even if you DIY your renovation.** Beyond the obvious reason being that they will deliver a high level of execution, using qualified trades provide you the consumer with protection and certification.
-  Always ensure your trades carry a QBCC licence and you can check by [CLICKING HERE](#). Using qualified trades will also allow for you to receive certification for all work carried out. Great for your peace of mind, but essential if you ever sell your house and need to provide evidence that all renovation works were carried out to code. Finally, licenced contractors performing building works over \$3,300 in Queensland are required to pay a premium to the QBCC, to cover the consumer under the 'Home Warranty Scheme'. To find out more about this scheme as well as additional information provided by the QBCC [CLICK HERE](#).

## Pros of a Home Renovation

### CHEAPER THAN BUYING A NEW HOME

If you love the location of your current home but need improvements to it's livability and/or aesthetic appeal, renovating can certainly be the most economical option when you consider all the costs of buying a new home and moving.

According to the Commonwealth Bank, below is a summary of costs you can expect, even before considering you may have to spend more on your new home to meet your requirements. As a guide, you can expect to pay;

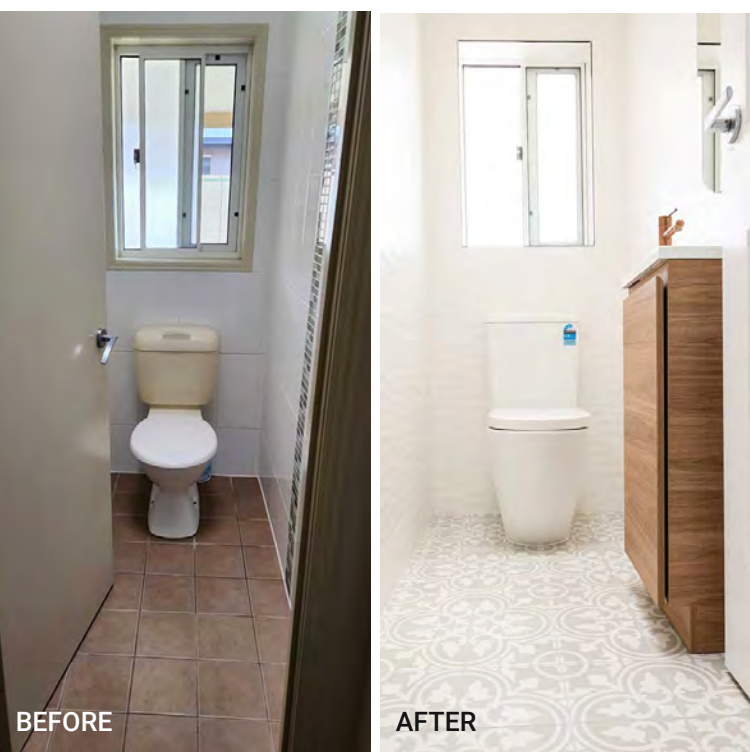
- **Legal fees when selling and buying:** \$2,000-\$5,000
- **Real estate agent commission:** usually 2%-3% of the sale price, plus GST
- **Advertising and marketing costs to sell:** \$2,000-\$4,000
- **Stamp duty on your new home:** usually 2%-5% of the purchase price
- **Moving costs:** \$500-\$5,000, depending on your needs.

### INCREASE YOUR HOME'S VALUE

**Smart renovations are a great way to increase the value of your property.** It's a common and true statement that kitchens and bathrooms sell homes, plus they can instantly add value to your home once complete. Your increased equity can be leveraged for other investments or once you sell, you will have more money in your back pocket. **Also, by enlisting licenced professionals you are covered for 6.6 years by the \*Home Warranty Scheme for structural defects, which is totally transferable to a new owner - what a great selling point!**

### IMPROVE/UPDATE THE LOOK & FEATURES OF YOUR HOME

**Who doesn't love the feeling of fresh and new!** Renovating allows you to make improvements that will benefit your everyday life, so you will love where you live. It also allows for opportunities to add new technology, implement energy saving measures or even ducted air conditioning.



BEFORE

AFTER

## ROOM TO EXPAND WITH SMART RENOVATIONS

Re-configuring your floor plan within the existing footprint of your home (including enclosing external areas under your main roof line) can result in a more efficient layout and even more rooms. The opportunity could exist to turn outdated areas into another bedroom, add a butlers pantry or another bathroom for example. [CLICK HERE](#) to view Case Studies.



Original Downstairs Floor Plan



New Downstairs Floor Plan incorporating another bedroom, bathroom, butlers pantry and office

## Cons of a Home Renovation

### EXPECT THE UNEXPECTED!

It's essential that your expectations of the renovation process are realistic from the outset. No amount of careful planning can mitigate unforeseen issues that may arise. For example, upon demolition, you may discover that your home has experienced mould in the walls from water damage, termites or non-compliant building in the past. The implications of such mean extra time and money to fix.

[CLICK HERE](#) to learn more about Water Damage - Mould, Structural Issues and Termites.

Other factors that can blow-out timelines is delays in the availability of chosen materials, changes to project scope which can then disrupt the order in which trades can complete their specific parts of the renovation process. **It's always recommended to have a 'Wotif' fund of 10%-15% contingency put aside just in case any of these scenarios occur.**

### DISRUPTIONS AND IMPLICATIONS OF A RENOVATION

Many people would prefer to stay put during their renovations (if logistically possible) to avoid the extra cost of renting. While there is a saving doing this, it also results in a range of other possible issues to consider.

- Consider being without a kitchen for a period of time.
- Will you have access to at least one working toilet and shower?
- Do you have small children or pets that need to be kept out of construction zones?
- Know that noise, dust and interruptions to your daily home routine will definitely occur.

### OVER CAPITALISING

Even in the present buoyant market, mis-management of your renovations could result in over capitalising. This means running the risk of possibly losing money and when it comes time to sell if your renovations are too personal and specific, potential buyers may just see issues that need fixing. **The easiest way to avoid this issue, is to work with trained professionals, who will advise and guide you throughout the process.**

Below is a guide from the Commonwealth Bank\* that can help you work out what to budget.

Property Value	Small-scale, cosmetic renovations around 10% of the property's value	Larger-scale, major renovations around 20% of the property's value
\$500,000	\$50,000	\$100,000
\$750,000	\$75,000	\$150,000
\$1,000,000	\$100,000	\$200,000
\$1,500,000	\$150,000	\$300,000

Note: \*These figures are a guide only as building and renovation costs are subject to change and depend on the nature of the build and quality of materials used.

# So...is a Home Renovation right for you?

A renovation project can be highly rewarding even though it takes planning, patience and an investment in time and money. Our team of experienced, qualified, honest and integral designers, trades people and project managers will assist you from concept to completion, so you can realise your dream home.

## IF YOU'RE NOT SURE WHERE TO BEGIN, WE ARE HERE TO ASSIST - FULLY LICENCED AND INSURED FRESH HOME RENOVATIONS

1. Make an appointment with our team – Monday to Friday (8am to 3.30pm)
2. We will inspect your space, take measurements and discuss your vision, lifestyle & budget.
3. We create an accurate concept plan on our CAD software - when applicable.
4. We provide rendered images so you get to feel and see the space.
5. Visit our showroom to choose fittings and fixtures.
6. Finally we will deliver a comprehensive and accurate quote.

All design concepts and quotes are provided obligation free and with our compliments.

[BOOK YOUR FREE IN HOME CONSULTATION](#)

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### Designs

All designs are completed using state of the art software providing a seamless process for you. We provide you with 3D imagery so you can see and experience the new space.



### Fixed Price

Once your renovation designs are completed and you've chosen your fittings and fixtures, we'll provide you with a **fixed price contract**. If there are unforeseen issues rising from hidden problems such as water damage, termite damage or mould, we'll provide you with the most affordable options.



### No Pressure Sales

Building a kitchen or bathroom or any renovation is a big purchase and is an emotional time. We understand this and employ a policy of No Pressure. **All measures and quotes are obligation free, and no charge.**



### Showroom

Our main showroom and office is conveniently located just off the M1 at Loganholme. We can also arrange for walk throughs, meetings, and consultations at any display site.  
\*By appointment.



### Locally Made

Fresh Kitchens and Bathrooms source all our bespoke cabinetry locally, right here in Brisbane and delivered to you as required using local businesses.