Fresh
HOME
RENOVATIONS

HOME RENOVATION GUIDE

freshhomerenovations.com.au

FRESH HOME RENOVATIONS

Helping you to plan and execute your dream Home Renovation

If 2025 is the your year to undertake a multi-room renovation, then Fresh Home Renovations are here to assist every step of the way.

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?

The key to a successful multi-room renovation is planning.

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

We also provide offer a complimentary consultation and design service, to ensure you have considered all your options and identify your most important requirements.

If you are ready to start your renovation journey - then work with the experienced team of Consultants, Designers, Project Managers and Tradespeople at Fresh Home Renovations.

Book your FREE in-home Consultation

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WHY RENOVATE?

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**
- **Plus more of us working from home on a permanent or semi-permanent basis.**

These factors can impact what we require from our home and can differ from the reasons why the property was initially purchased.

BENEFITS OF HOME RENOVATIONS INCLUDE:

Increased Comfort and Liveability:
Renovations can improve the functionality and layout of your home, making it more comfortable and enjoyable to live in.

Enhanced Aesthetics:
Renovations can update the look and feel of your home, making it more modern and visually appealing.

Increased Home Value:
Renovations can increase the value of your home, making it more attractive to potential buyers if you choose to sell in the future.

Improved Energy Efficiency:
Renovations can improve the energy efficiency of your home, which can lead to lower utility bills and a reduced environmental impact.

Increased Safety:
Renovations can improve the safety of your home by addressing issues such as mould, asbestos, outdated wiring or plumbing.

Personalisation:
Renovations can allow you to customise your home to your specific needs and preferences, making it a better fit for you and your family.

If you are currently contemplating a renovation, 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 will also assist your decision making process by outlining the pros and cons of each option.

IS IT WORTH BRINGING IN THE PROFESSIONALS?

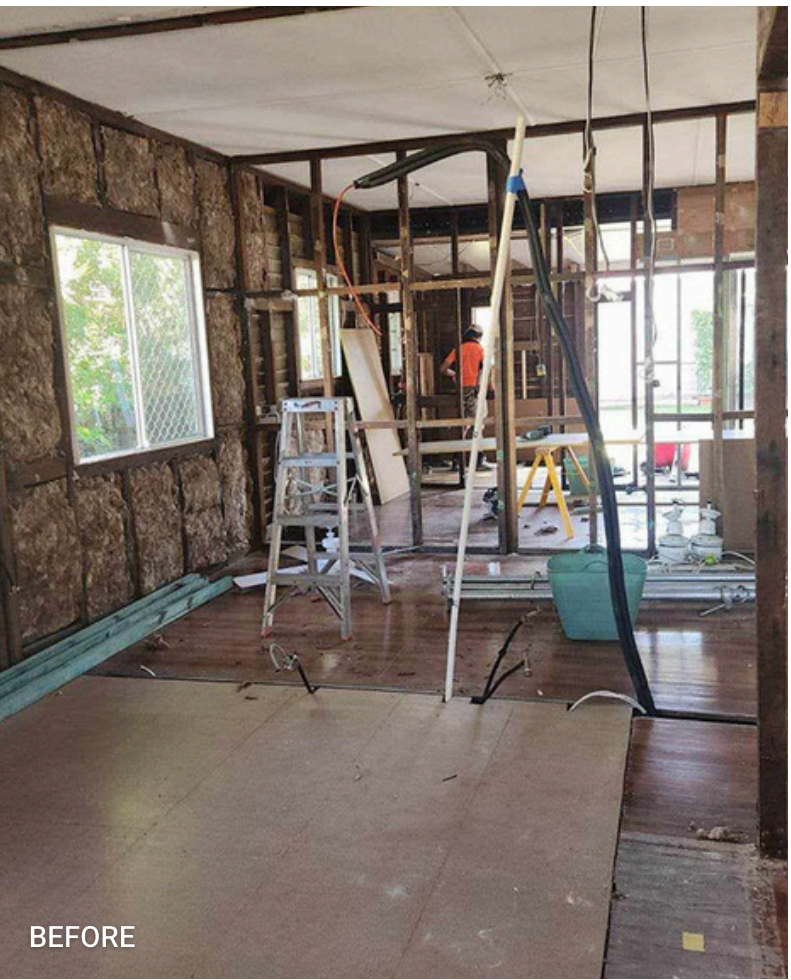
If you are trying to work out if you should DIY your renovation or enlist the help of qualified designers and trades, here are a few key considerations;

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 QBBC 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.



MULTI-ROOM RENOVATIONS UNDER EXISTING ROOFLINE

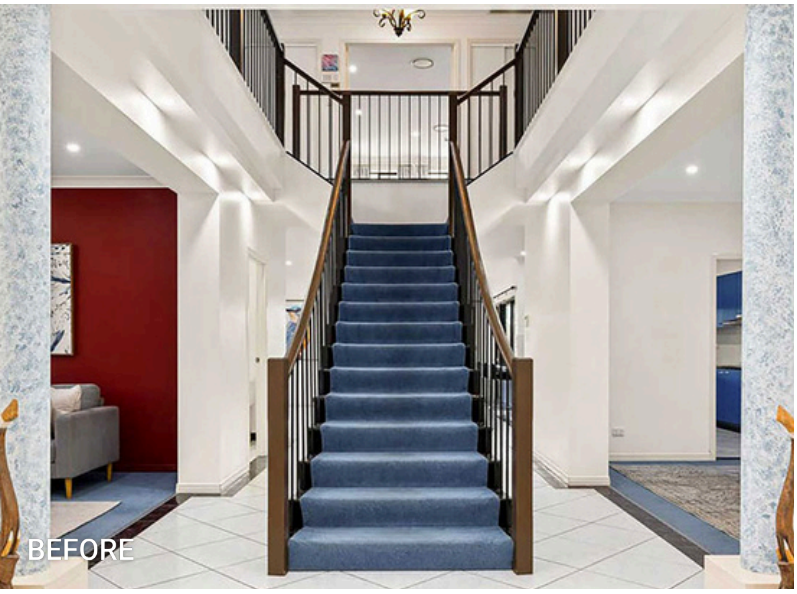
Fresh Home Renovations are leaders in Multi-Room Renovations Under Existing Roofline. **So why 'Under Existing Roofline?'**

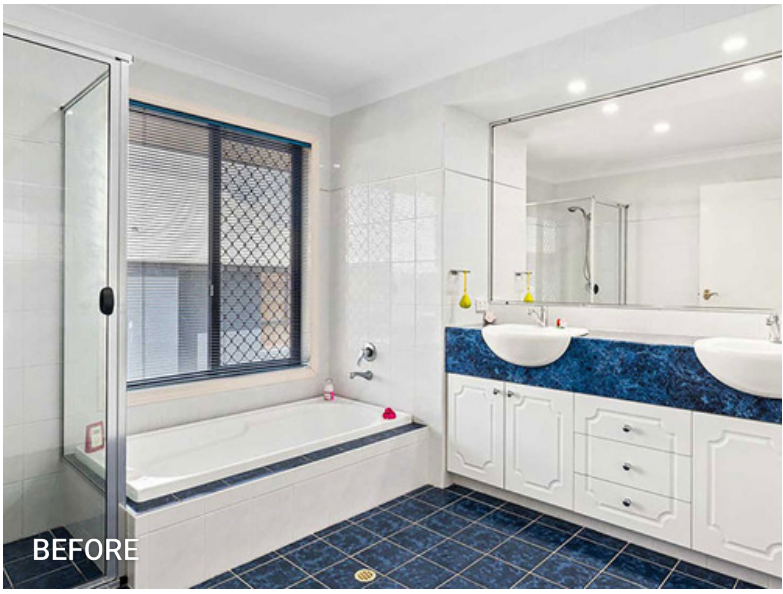
Structural Modifications: Extending your home often requires significant structural changes such as altering the foundation, extending the roof and modifying load-bearing walls. These modifications can be complex and costly. In contrast, renovating within the existing roofline typically involves fewer structural changes.

Foundation and Roofing Costs: Building an extension necessitates laying a new foundation and constructing additional roofing, both of which are substantial expenses.

Approval and Compliance: Extensions require extensive planning approvals and adherence to local building regulations, which add to both time and expense. Renovations within the existing structure ARE NOT USUALLY subject to regulatory hurdles, streamlining the process and reducing costs.

Labour and Materials: The complexity of building an extension can lead to higher labour costs and increased material usage. Renovations that stay within the current footprint of the house typically require less labour and fewer materials, leading to cost savings.





PROS OF A MULTI-ROOM HOME RENOVATION

We know that not every home has the potential to provide what the owner ultimately desires from a multi-room renovation, but you maybe surprised what is practically possible! Re-configuring floor plans and changing how rooms are used can create better flow and often more space.

CHEAPER THAN BUYING A NEW HOME

If you love the location of your current home but need improvements to its liveability 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.

ROOM TO EXPAND WITH SMART RENOVATIONS

Re-configuring your floor plan within the existing footprint of your home 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.

Original Downstairs Floor Plan

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

CONS OF A MULTI-ROOM 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.

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.

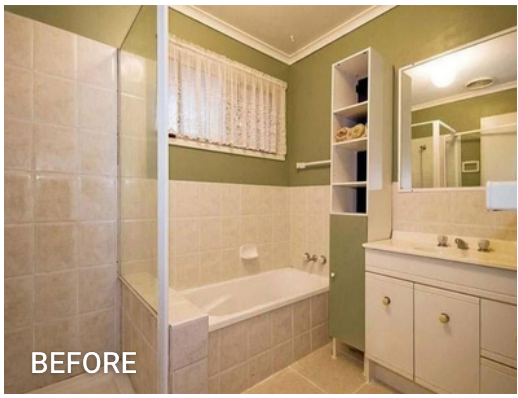
DISRUPTIONS AND IMPLICATIONS OF A RENOVATION

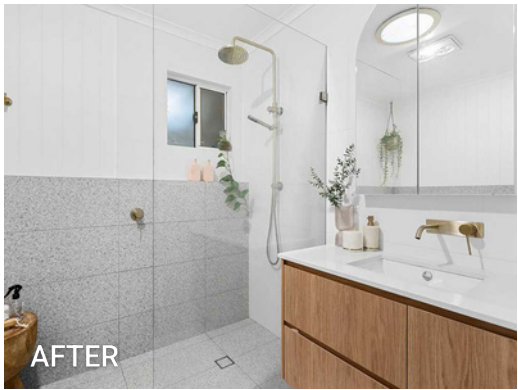
Many people would prefer to stay put during their renovations, to avoid the extra cost of renting. Whilst there can be a saving doing this, it also results in a range of other possible issues.

- **The entire renovation timeline can be longer when trades have to work around you.**
- **Consider been 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?**
- **Ensure you are realistic about the environment you will be living in during a renovation.**

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.**





SO...IS A MULTI-ROOM 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.

ESTABLISH YOUR WHY

Be clear about establishing your reasons for wanting or needing to renovate. Think about what is required for you and your family now - but also if you want to future proof as the dynamics within your home may change over time.

ESTABLISH A REALISTIC BUDGET

No matter what you might 'want' to include in your renovation, no one has a money tree growing in the backyard. By communicating your budget with Fresh Home Renovations, we can more accurately assist you to achieve your desired outcome.

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.

Book your FREE in-home Consultation

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

View Case Studies **Meet Our Team of Experts** **Visit our FAQ Page**

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