

4 Key Considerations for Your Home Renovation

Ensuring that your renovation goes to plan and is as stress-free as possible simply takes good planning. Here are four key considerations that will contribute to achieving your perfect renovation outcome!

They are:

1 Don't over capitalise on your renovation expenditure

Renovations are generally embarked upon to make your property more attractive, comfortable and valuable. However when the cost of your renovation outweighs how much value it will add to your property you may find you expose yourself financially. One of the best ways to ascertain what the average property value is in your area is to have a quick flick through the Property Guide or chat to your local Real Estate Agent or Property Valuer. If you are renovating for lifestyle reasons and don't plan to sell quickly, it may not be such an issue.



2 Run your concept and ideas by your Builder before engaging an Architect or Building Designer

This is simply so we can give you a rough gauge of what things may cost. You'll most likely have a budget in mind and a rough indication of what you would like to include in your renovation. Before you start getting too far down the track of the design process we recommend having a quick chat with your builder so you can establish what you can and can't afford to include in your brief to the designers. This can potentially save you a lot of money in architectural revisions if you need to scale back your original wish list.



3 Consider maintenance implications of your selected features

Features such as a large timber deck always look sensational when they are first built. Bear in mind though, after a while (and particularly in this climate) the timber finish may start to fade and you will need to oil or repaint regularly in order to keep it looking smart.



4 Be savvy with your sourcing

It's really easy to overspend with renovation projects. There are several things you can do to ensure you are savvy with your spend. Consider sourcing second hand building materials, shop around for quotes and avoid taking shortcuts when it comes to people you hire.

