

8 Tips for Renovation Success



8 Tips To Help You Get Started On Your Renovation

Are you wanting to renovate your property but don't know where to start?

We know home improvement projects can be overwhelming at first, which is why we've broken down the 8 things you can do to help you get started on your renovation!

1. Have An Idea Of Your Renovation Budget

Your renovation budget is going to dictate every other decision you make, so determining this is an important first step.

Know what you are trying to achieve and how much you want to spend. Your designs, features you include and level of finish will all be influenced by your budget.

To do this, it is worth seeing the bank.

Whilst they won't usually give a pre-approval without a detailed building quote, it is better to have an idea of your borrowing capacity so that you don't waste money by having to change your design plans because you over-estimated how much you could actually borrow.



2. Start Thinking Of Design Ideas

Designing is the most exciting part of your renovation! This is where you get to decide what your dream home looks like, and how you can implement improvements into your existing house to achieve your vision.

We suggest starting small. Collect ideas and inspirations of things that you'd like to have in your home and what will ultimately improve your lifestyle.

To help you with this, download our Must Have vs Wishlist Guide to determine which are your needs and which are wants.

It is also advisable to try to utilise your existing house design. For example, changing a roofline can really add up quickly both structurally and cosmetically to fit in with the rest of the existing house. If you want to be budget-conscious, keep this in mind when you start designing.

Remember, if you don't like what you have, you may be allowed to demolish and rebuild! Surprisingly, this can actually be cheaper.

It is important to look into it before you do though. Due to zoning laws, not all houses can be demolished. Check with your builder, they will usually know or can certainly find out for you.

3. Think About Functionality

Chances are, there are features of your house that are causing annoyances and inconveniences in your life.

A renovation is the perfect way to fix them.

Whether this is related to storage options, the layout of your kitchen, including more natural lighting or even something as simple as the placing of light switches and ceiling fans, it's important to think about what changes will make your life easier that you can include in your renovation.

Keep a list of things you notice leading up to the beginning of your works to keep track.

4. Decide Which Areas You Will Be Renovating

The simple rule of thumb is the bigger the space the more the cost.

If you're conscious of avoiding a budget blowout, it can be beneficial to determine what areas of your property most need a redo.

Some renovation clients have been able to reduce their cost by having more deck and outdoor living space than internal living space. This can work especially well in Queensland's beautiful climate.

5. Are You Overcapitalising?

When deciding on your design, features and budget, it's important to keep in mind whether or not you are overcapitalising.

There are a few things to consider here. How long you are planning on staying in the house and how much you bought it for can determine whether or not you should overcapitalise on your renovation.

With property prices continually increasing, if you overcapitalise in the short term but plan on selling down the track, it's likely you'll get back what you spent. However, if you are only planning on staying there for a short period of time, it's advisable to avoid spending too much on your renovation.

Download our eBook [The Truth About Overcapitalisation](#) for more information.

Please note, this is general advice only and not professional financial advice. All persons should seek their own advice from a professional Financial Advisor.



6. Limit Your Variations By Having A Fixed Price Contract

If you are quoted on a work, you'd expect it not to change right? This isn't always the case.

On average, each variation is \$500 in administrative fees and extra site meetings before the work is even quoted or approved. A variation could be as simple as a change of colour to the bench tops.

The best way to ensure a fixed price contract is to have EVERYTHING selected BEFORE you sign the final contract AND make sure the exact model and item number are listed. Not to mention, this can remove the margin for error.

7. Decide Your Level Of Finishes

There are thousands of different options when it comes to finishing and keeping it simple is an easy way to save money.

The type of taps, sinks, bench tops, and lighting style can vary considerably in price and easily blow a budget. Something you need to take into account is the overall viability of your choices.

These things can also help you add value to your home. While you don't want to go over budget, choosing elegant and timeless finishes are going to improve the look of your home and help you to avoid overcapitalising in the future.

Similarly, feature tiles and floor to ceiling tiles can transform the look of your home but can double the price with extra tiles and labour. Consider having it in your 'Renovation Wish List' and not in your 'Must Have' list.

If you do have the budget, decide what areas you'd like tiled. Thinking about which spaces will benefit most from it, both functionally and aesthetically, will help you down the track.

With finishes, it's important to remember that sometimes less is more.

8. Choose Your Designers and Builders

The experts that are going to carry out the bulk of the work in designing and renovating your dream home is possibly the most important thing to get right.

For the designs of your plans, going with an architect can be pricey but will be extremely beneficial for more detailed, high end projects.

If your vision is more simple, you can enlist the help of a building designer or draftsman to draw up your plans.

As for the people building your home, it pays to do your research. Have a look at the renovation and construction businesses in your area, check out their past works and testimonials and have a chat to their team to see if they would be the right fit for your job.

Ensure you check their credentials and licences to make sure they are fully qualified to complete the works.

It's also important that you choose a building team that listens to your ideas and understands your vision. Ultimately, this is your house and lifestyle and your builder should be the one that helps you achieve your dream home.

Your builder can also help you to recommend the right architect or building designer for your renovation.

Need An Experienced Builder?

If you have renovation ideas in the works, we're the renovation experts that will help you carry them out.

At JM Homes, we will sit down with you to understand your vision, work out the kinks and better your lifestyle, all within your budget. From design to delivery, we'll be there every step of the way.