

**Top Tips to Consider before
Embarking on**

A High-End Renovation

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A high-end renovation can be a rewarding journey, helping to transform your small, dark or tired home into a place that you can call home in the long-term. However, like any large project, it comes with its challenges.

Planning as much as you can before you break ground can make a huge difference to both the journey and the end product, resulting in a seamless and stress-free project.

At Renotech Building, we've partnered with dozens of clients in creating a high-renovation that lasts a lifetime. Our Director Tristan has designed a renovation process that prioritises open communication and transparency, giving every client the confidence to move forward with their investment. With over 15 years experience, and an experienced and competent team alongside him, Tristan tailors each build to the needs of the client, creating a clear and detail-orientated plan to ensure that your renovation project is delivered on time and in budget.

So what are Tristan's top tips to consider before embarking on a high-end renovation in Sydney?



CHOOSING THE RIGHT PARTNER

The success of your high-end renovation is highly dependant on choosing the right builder to partner with. But with so many options, how do you know which one will be the right one for you?

When searching for residential builders, ask for their portfolio and any recommendations or testimonials from previous clients. This will give you an idea of the work they do and how they do it. Most have a niche that they work in – renovations, knockdown rebuilds, or custom homes, for example – which will help you narrow down your options.

Most importantly, it's essential to meet each potential builder before making a decision. If a company sends you a quote without a meeting, this is an immediate red flag, as it's likely it's a cookie-cutter document with no allowances for your particular needs or wants.

A meeting will allow a builder to demonstrate their knowledge and explain their processes, and will give you a chance to ask questions, review any portfolio documents and get a feel for how the team communicates.





ESTABLISHING A BUDGET

It's rare that we work on a project with an unlimited budget! Knowing exactly how much you have to spend and how you're going to allocate it is one of the most important parts of building a high-end renovation, as it will guide almost every decision you make in the process.

It can be hard to determine exactly how much you need, as every renovation is different and will incur varying costs. This is why working with a builder in the initial stages of your high-end renovation is so important – they will be able to guide you on the market rates of materials and trades, as well as providing advice on how long processes take. They'll also be able to advise where you can afford to skimp and where you should be splurging in your design and build, resulting in a better final product.

It's not just the actual renovation costs that you'll need to consider; there are additional fees to factor in, including:

- Council fees
- Surveyor and engineer fees
- Building certification fees
- Insurances
- Any potential costs for living elsewhere

COLLABORATIVE DESIGN PROCESS

Collaboration is king when it comes to the design of a high-end renovation and therefore, your best chance of success. Instead of engaging an architect, having plans drawn up and then approaching a builder, look to engage both at the same time, so that they can work together to manage costs and timelines from the very initial stages.

The architect will be able to advise on how to get the best from your block and which features to include to maximise your needs and wants, whereas a builder will be able to guide on the feasibility, costs and techniques used to bring these ideas to life.

This will reduce the back and forth between the parties and ensure that you reach finished plans in a timely and efficient manner. It will also give you the best chance of including those high-end touches that elevate your home, as your architect and builder will be able to see the overall picture and create a design that suits both your budget and vision.

What you include in your high-end design will depend on how you want your new home to look and feel, but could include light-filled, open-plan living spaces, high-quality kitchen and bathroom fixtures, stone bench tops, a master suite with an ensuite and walk-in robe, stand-out kitchen or even an exterior make-over to catch the passer-by's eye.



CLEAR COMMUNICATION

No project is going to succeed without clear and open communication between every party. This is especially true for high-end renovations, when there are so many moving parts from multiple groups.

There are multiple ways to establish clear communication pathways prior to renovating your home. First, when choosing your builder, look for a team that responds clearly and in a timely manner. If they are unable to do this prior to the build, it is unlikely to improve during the building process. Second, enquire about the processes that the builder

uses to keep you informed during the build. At Renotech, we use a used a bespoke building software system that holds all your documents, information and updates in an easily accessible online portal, so that no matter where you are and what time of day it is, you'll have the latest information on how your renovation is progressing.

Finally, it's essential to always operate with transparency – for both client and builder. Having a clear idea of your vision, budget and timelines will make it easier for the builder to match or even exceed expectations. On the other side of the coin, the builder being clear on the deliverables, timelines and costs will ensure no nasty surprises along the way.



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