

# LMPROJECTS

*creating bespoke homes*

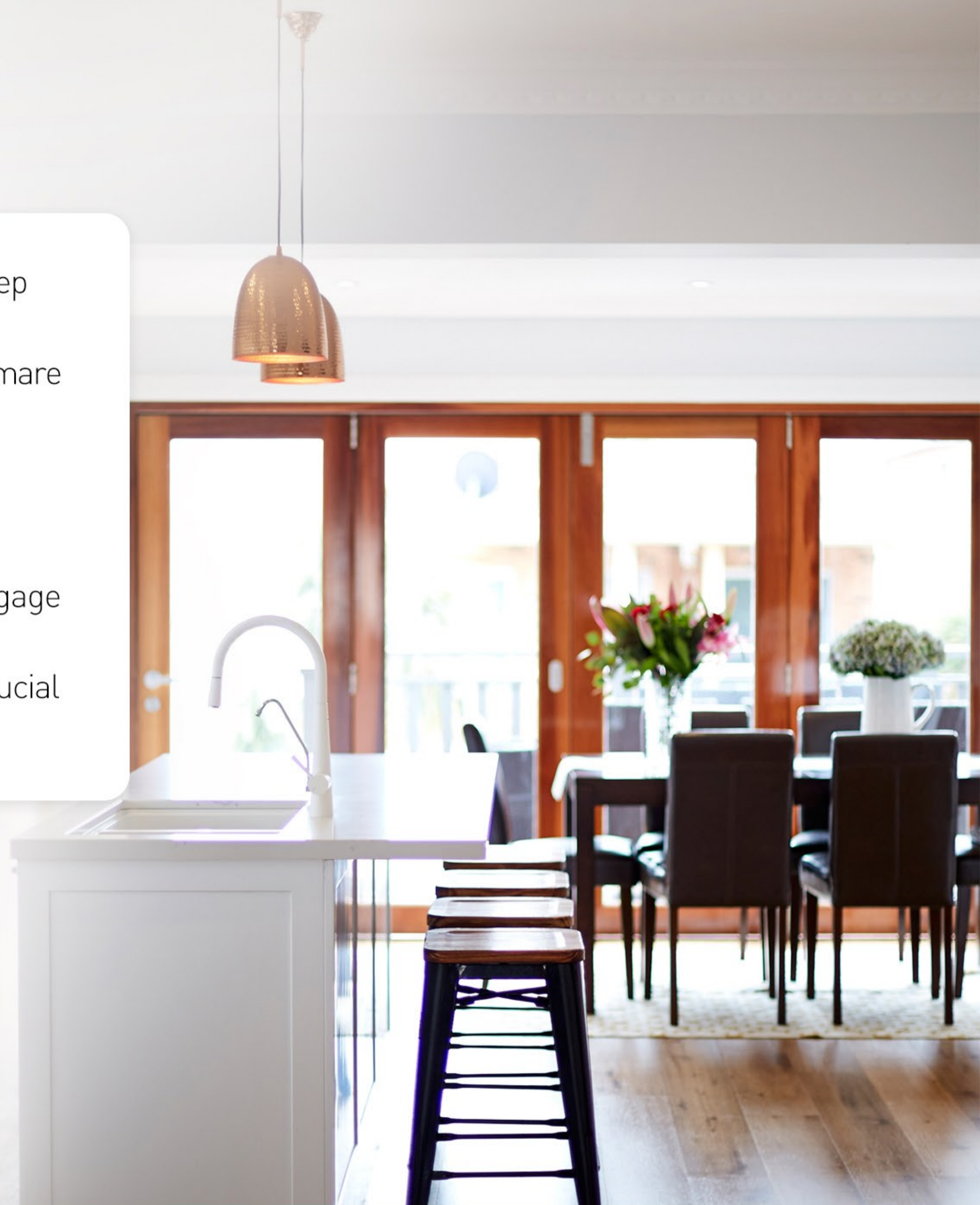
## RENOVATING

6 ways to avoid the  
hidden traps and pitfalls



**Congratulations!** You are about to take the first step towards undertaking a major luxury renovation. Friends and family have already shared their nightmare building tales, so you want to make sure that your journey is calm, controlled, highly-organised, on-budget and completed on time.

How can you be confident that the builder you engage to create your premium abode will deliver the experience you expect? Following is a list of the crucial elements needed for your project to be a success.





# 1

## REGULAR AND MEANINGFUL COMMUNICATIONS ARE VITAL.

When interviewing builders, you must ask direct questions about the communications strategies they adhere to throughout the project. Questions like:

Will you work closely and in-conjunction with my architect to create a plan that fulfils my design wishes?

Will you assign the same project manager/site foreman to oversee the entire renovation from start to finish?

How regularly will your team contact me via phone or in-person to discuss the status of my project?

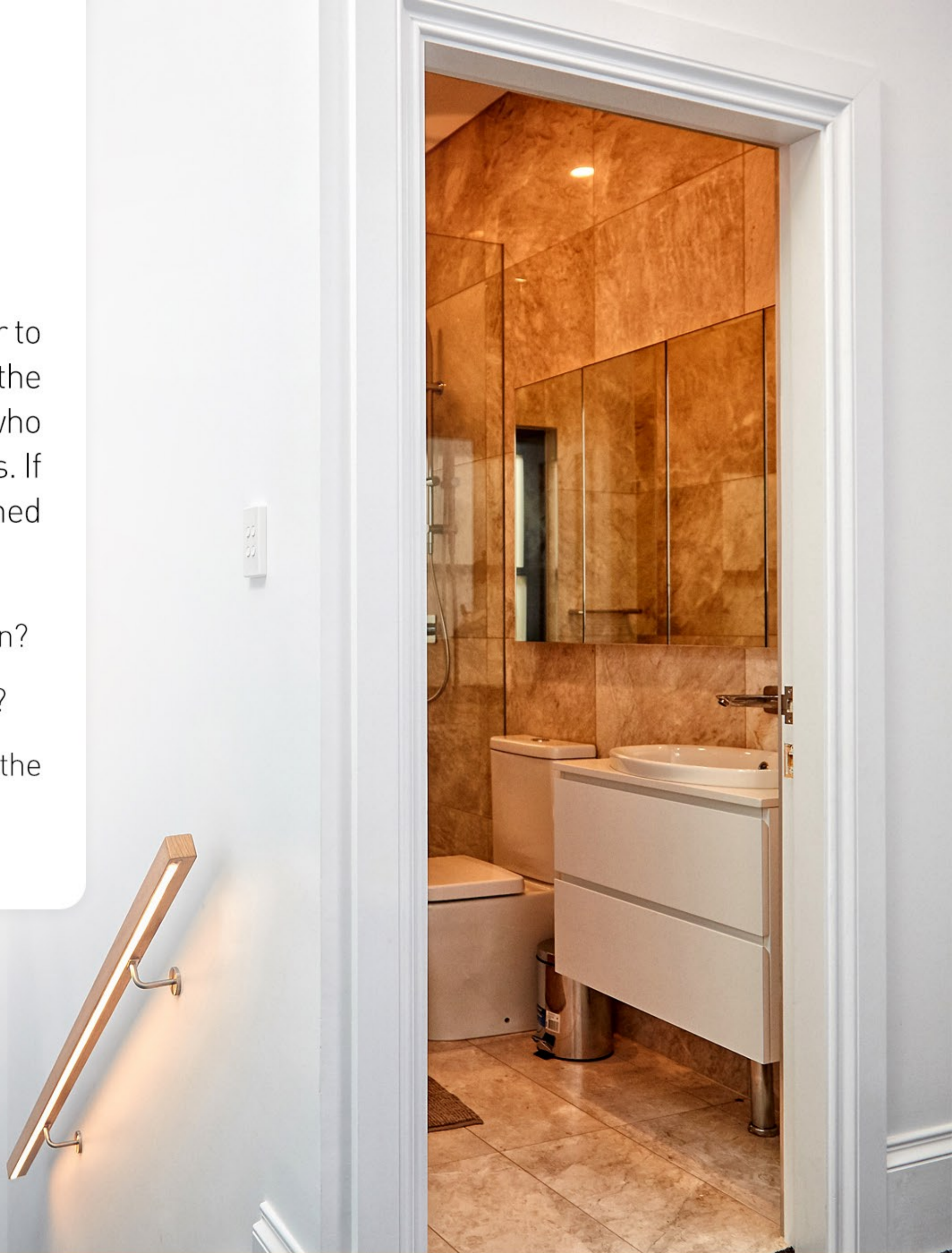
Do you have project tracking software that I can log into so I can view the latest status updates at any time of the day or night?

## 2

### WITH EXPERIENCE COMES QUALIFICATIONS AND INDUSTRY RECOGNITION.

You would never ask a medical General Practitioner to perform surgery on you; that's a surgeon's job. By the same token, you should never engage a builder who demonstrates limited experience and qualifications. If you ask these questions then your project is destined to succeed.

- Are you a member of the Master Builders Association?
- Can you provide me with your building qualifications?
- Could you please prove that you are a specialist in the style of construction I plan to commence?





3

### WITHOUT A SAFETY NET, YOU COULD BE PUTTING YOUR FINANCIAL SECURITY ON THE LINE.

Major home renovations require a substantial cash injection plus, of course, your existing home will be turned into a construction site with sections dismantled in preparation for new components. This is a risky time for both you and the builder. It is imperative that there are mechanisms in place that ensure you are covered for a variety of potential problems. You must find out the details of the following:

**Your builder's guarantee** – there are different guarantees available so make sure that you know what you are getting. Do they offer a comprehensive guarantee so you won't find yourself out of pocket? Are you covered for both structural and non-structural defects, and how long for? Is there coverage to complete the works if something happens to the builder? Is my deposit covered?

#### **Your builder's suite of insurances.**

Being a worksite, your builder must be covered by public liability insurance, WorkCover and contract works insurance. This is also a good time for you to check the status of your building and contents insurance during the renovation.

# 4

## HOW WILL YOU KNOW IF THE JOB IS BEING DONE RIGHT? THE IMPORTANCE OF QUALITY ASSURANCE.

Any project is destined to have significant issues or even fail if there are no overarching management practices that ensure the delivery of quality. A specialist high-end builder will have checks and balances in place to confirm that every task is completed at or above expectations.

Ask your builder for details about their quality assurance program. Do they have checklists? If issues are found during the project, how are these addressed? How will you know if their quality assurance processes are being followed by the entire team?





**5**

## **DON'T BE FORCED INTO A DESIGN OR CONSTRUCTION TECHNIQUE YOU DON'T LIKE.**

This is why you must shop around and talk to a range of expert builders. The builder you eventually select must embrace your design and lifestyle vision. Rather than talking you out of your dream expectations, they should support you and see these elements realised at the end of the project.

When interviewing builders, ask the following:

- How does your business stay at the cutting-edge of construction?
- Do you seek to learn about the latest products and how they can be applied?
- Do you run professional development for your team so they can learn about new building techniques?
- Does your business regularly invest in new tools and software?

## **6** DON'T BE MISLED BY EXTREMELY APPROXIMATE QUOTES.

It is vital that you don't rely on a free quote when selecting a builder. Of course, it's fine to use a quote to open discussions, but it is important to remember that the project has not been properly assessed at this point.

If you are considering taking the next step with a builder, ask that a comprehensive proposal be prepared, significantly reducing the potential for hidden costs. Find out how your builder comes to this assessment. Do they have pricing checklists? Do they obtain current prices from their suppliers?

This is also the ideal time to discuss the differences between a fixed-price contract and a cost-plus contract. This will give you a greater understanding of which option will work for you.







Lloyd Godfrey leads an exceptional team of craftsman who are ready to shape your vision of blue-chip living. Ready to discuss your needs, wants and dreams right now, call **LM Projects** on **1300 0 56776** for a friendly chat followed by an obligation-free meeting.

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