

# RENOVATING FOR LIFE

## *The Essential Guide*

TO RENOVATING YOUR HOME

- > SETTING THE BUDGET
- > YOUR RENOVATION DESIGN PROCESS QUESTIONS ANSWERED
- > SELECTING YOUR BUILDER



**RESOLUTION PROJECTS**

RESIDENTIAL RECLADS | RENOVATIONS | NEW BUILDS



“Tom and the team were great to work with... on site the guys were very sensitive to our needs, very professional, very hard working, and very easy to have round. The whole project was managed around us (and our highly strung cat) continuing to live in the house. This saved us a great deal of hassle and money, and the whole process was completely manageable. We highly recommend them.” Janette, Point Chevalier



# A GUIDE TO HOME RENOVATION

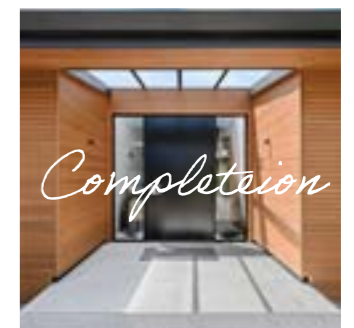
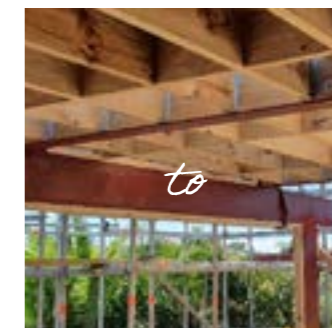
CREATED BY RESOLUTION PROJECTS  
AUCKLAND'S HOME RENOVATION SPECIALISTS

A home renovation is no small undertaking and mistakes can cost you precious time and money. With over 150 projects to our name, we know from our many years of experience that effective planning is what delivers a home renovation on time, on budget and without stress.



We love what we do. Together with our team of exceptional builders, we work in close partnership with our clients to make the renovation process enjoyable, straightforward and seamless. A wealth of building experience and architectural knowledge ensures that our clients can trust our complete end-to-end service to bring their vision to life.

We have created this guide to give you an overview of the steps required when planning a renovation, key aspects to consider in the early stages and what to look for in a renovation company. If you have any questions on the renovation process that we haven't answered in this guide, please feel free to call 0800 777 977 to chat to our team. *It's our pleasure to help.*



# WHY RENOVATE?

A home renovation requires an investment of time, effort and money, but that's no reason to be put off. When it's done right, a renovation can enhance your home's street appeal, increase its value and create a living space that is designed specifically for your needs.

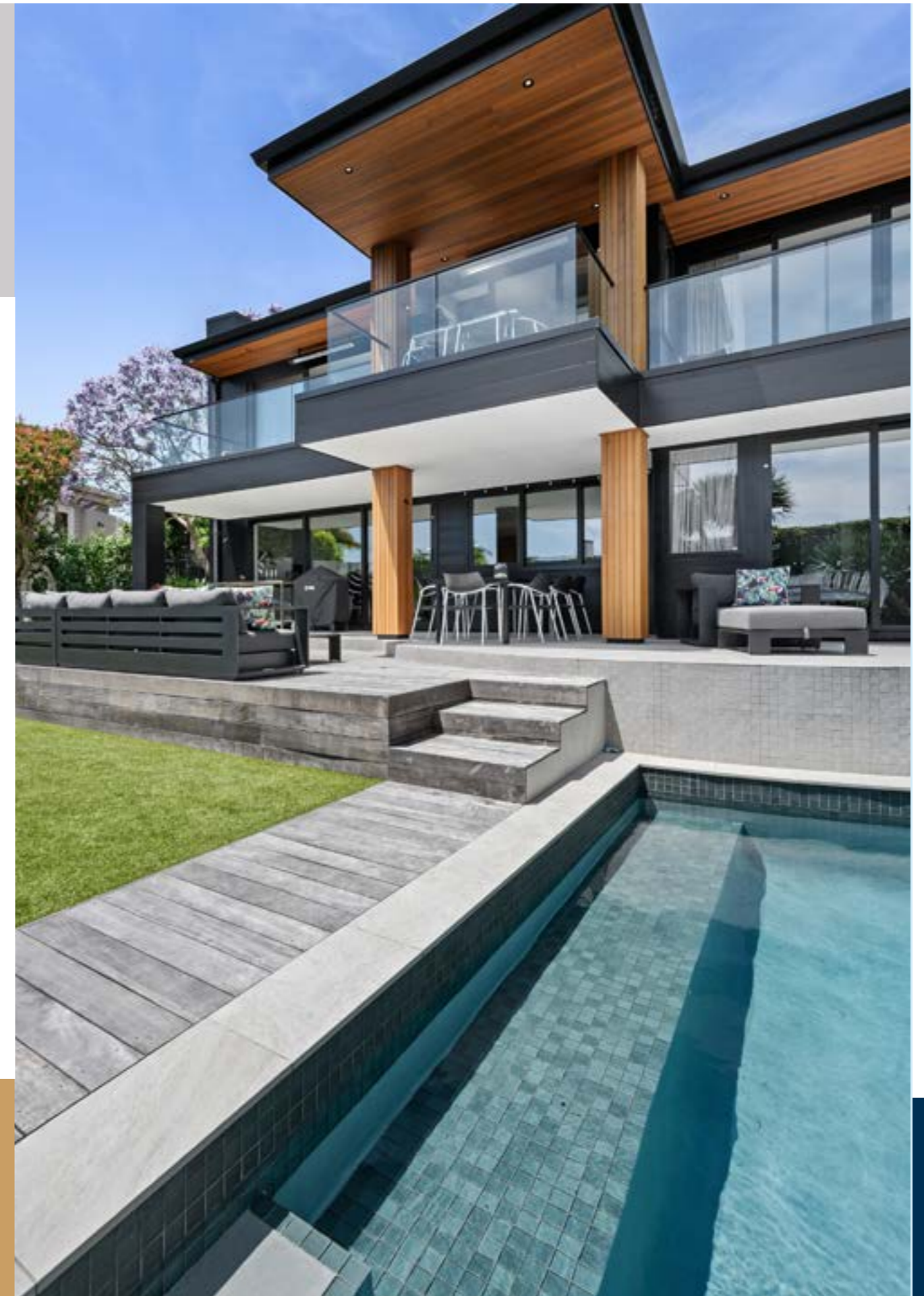
## IMPROVE YOUR LIVING SPACE

A home renovation can create a space and home that works for you. A good place to start planning is by considering how long you think you will be in the home for? Whether you will be there for 3 years, 7 years or 20 years will have a huge impact on the scope of the renovation and the decisions you make. You'll need to factor in who will be living in the home over the time you plan to be there and what their changing needs may be to future-proof your renovations?

## INCREASE YOUR PROPERTY VALUE

If your goal is to use the renovations as a way to increase property value, then first impressions count and street appeal is crucial.

Depending on your project and the style of your home you may want to factor new entry and garage doors, windows, cladding and sliding doors. Replacing the kitchen and bathroom, along with adding a deck can also dramatically increase saleability and value. Once you are clear on your ultimate goals, you can begin to plan the renovation.



A HOME RENOVATION WILL  
CREATE A SPACE AND HOME  
THAT WORKS FOR YOU

"Tom has the unique ability to understand big picture issues, but can also zoom into the small yet significant technical details. Tom's team impressed us with their dedication and excellence of workmanship. The project was completed right on time and we were most pleased with the end result." Ben, Torbay



# RENOVATION PREPARATION

## THE FIRST STEP: CREATE A PROJECT SCOPE

No doubt you already have a firm idea which areas of your home you'd like to renovate, so start by listing these in your project scope ahead of your discussion with your building professional. That way, you can discuss all your options and mitigate the risk of making changes that could quickly blow your budget.

## KEY CONSIDERATIONS WHEN PLANNING YOUR RENOVATION

These are the common renovation topics that come up for discussion with our clients, so it pays to factor them into your vision depending on your home and project.



### 1. CREATE MORE FLOW

Would you like to create more flow in your home? Perhaps you'd like the kitchen to flow to your outdoor areas, or you'd like an inviting entrance, or the ever-appealing open plan living / dining / kitchen spaces that work really well together. There are a number of ways enhancing the flow of your home can be achieved, including structural changes or well planned sliders or bi-fold joinery units.

### 2. OUTDOOR ENTERTAINING SPACES

During a renovation is the ideal time to plan your outdoor seating, dining and built in fireplaces and barbeque areas. If you're the 'host with the most', you may like to consider an all-weather outdoor area so you can entertain all year round. For an impeccable finish that is in keeping with the design of your home, an excellent solution is a louvre roof that is faced with your cladding material.

### 3. MAINTENANCE

If you're short on time or busy running around after children and pets, a low maintenance home will likely be an important factor in your renovations.

Now is the time to select design and product choices which require minimal maintenance.

# THE INTERIOR

## 4. KITCHEN

The kitchen is where the whole family congregates, and as such, it is often considered the 'heart' of the home. It's an area that really sets the style of your house, so whether you are planning a new kitchen or modernising an existing kitchen, it's worth discussing which options fit within your goals and your budget with your building team. Improving flow and maximising bench space for meal prep, organising and entertaining are key. The bonus? A kitchen update will often increase the value of the property for resale.



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## 5. EXTRA LOUNGE AND MEDIA ROOMS

A great deal of time is spent in the lounge, after all it's the place where the family unwinds after a busy day and where you entertain guests on the weekend. Ultimately, it needs to be designed for reading, games and watching movies. To maximise practical space, consider a floor-to-ceiling storage wall that can contain everything from books to your television and even a pull-down desk for study. If your family has outgrown your home you may prefer an extra lounge for the kids' toys or a separate media area to make screen time a special occasion.



## 9. BATHROOMS

As one of the busiest spaces in the home, the bathroom requires careful planning to maximise both space and functionality. Begin by considering how much storage you need. The vanity is an important feature that can be freestanding or wall hung, double or single and likewise, the tapware can also be vanity top mounted or wall mounted. Do you want the luxury of underfloor heating? Now is the time to consider shower and bath arrangement.

## 7. LAUNDRY

Laundry may be considered one of the most dreaded home chores, but creating an organised and functional laundry area can improve this tedious task tenfold. Ideally it should provide ample storage for all washing necessities and cleaning products along with laundry baskets, ironing board/steamer and the space to organise washing. Splash backs can be used to protect the wall from moisture as well as add style.

## 8. FLOORING

There are many different flooring options available and each has their pros and cons for different areas of the home. Hardwood / engineered wood has a luxurious underfoot feel, while hard wearing laminate flooring tends to be appreciated by those wanting a low maintenance option that stands up to pets and kids. Tiles have their benefits in wet areas such as bathrooms, while carpet is a great choice to add cosiness to living areas and bedrooms. Builders can often help with contacts, as well as give you advice on the best practice for your home and lifestyle.

## 6. BEDROOMS

Are you looking to increase the number of bedrooms in your home? If you have space to extend, this can be the perfect opportunity to create an ideal master bedroom, complete with an en-suite bathroom and walk-in wardrobe.

If you're redesigning your existing space, you'll want to consider built-in storage such as window seats and wardrobes.



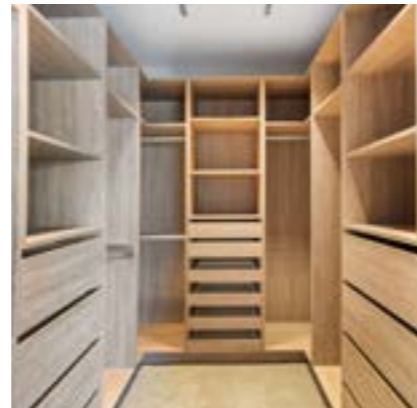
CREATE AN IDEAL MASTER BEDROOM, COMPLETE WITH AN EN-SUITE BATHROOM AND WALK-IN WARDROBE

## 10. LIGHTING / ELECTRICAL

Lighting is a practical necessity but it also creates ambiance and style. When it comes to optimal lighting and electrical options for your lifestyle, home and budget, it pays to get a professional plan from an electrician. Alternatively, builders can organise free lighting designs from suppliers. Considerations include LED lights to reduce power bills, high-end automatic lights that come on, bedside light switches that control main and side lights as well as outdoor and security lighting. Bathroom lighting is often overlooked, but crucial to comfort, so decide if you want dimmable lights for candlelit baths, or makeup lighting by the mirror.

## 11. INTERIOR COLOURS AND STYLE

Ultimately, the interior design will depend on your decision to stay in the home for many years or to sell it. Neutral colours are the least polarising when it comes to selling the property, but if your plan is to enjoy it, go right ahead and stamp your style on the interior.



## 12. STORAGE

Anyone with a tidy abode will swear by ample storage and if you have children and pets, you can never have too many cupboards. It's worthwhile considering what your unique home storage needs are and where they are currently lacking, in order to figure out a renovation that allows easy access to your things and optimal home organisation. With a little imagination, unused corners and alcoves can create pockets of useful storage space.



## 13. ENERGY EFFICIENCY / INSULATION / HEATING & COOLING / GAS FIREPLACES

Now is the time to factor in any insulation, heating and cooling systems. An energy audit will ensure that you are clear on the type of existing insulation, R-value, depth or extent of the insulation and then you can decide from there. Not only do they increase the comfort levels of your home all year round, but they can really add value to the property. Your builder will be able to discuss a number of options with you.

# THE EXTERIOR

## 14. THE EXTERIOR

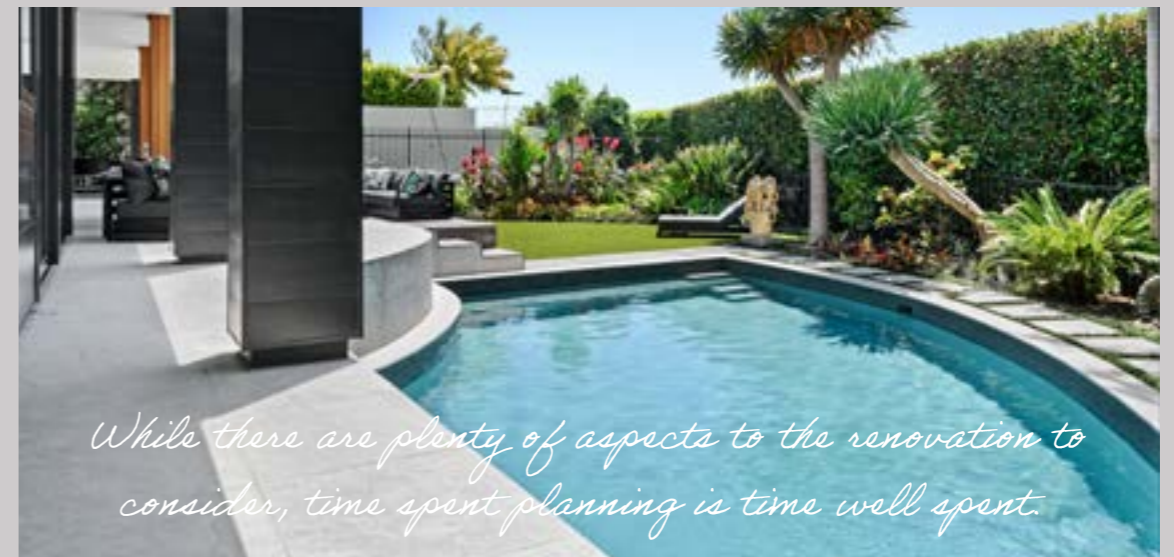
First impressions count, particularly if you are planning on selling your house. For the ultimate kerbside appeal, it's worth revamping your home's exterior. Your options range from a fresh coat of paint in an on trend colour, replacing your cladding or completely transforming the look with an extension, new front entry, joinery or roof.

## 15. PRIVACY / SECURITY / STREET NOISE REDUCTION

Privacy can be achieved in a number of ways including the placement of double glazed windows, extra planting, fencing or screening. This is a definite planning stage consideration, so it can be costed into the renovation whilst building teams are on site. Aside from keeping pets and kids in, a fence can also reduce road noise, maintain a good boundary with your neighbours, add street appeal, deter intruders and increase the value of your property. While you're deciding on your fence type, check whether you need a gate or not. Automatic gates are something to consider if you go in and out of your property by car.

## 16. LANDSCAPING

Your outdoor space can be an entertainer's haven or a special place for the family. Ideally this is planned from the outset, so if you have major excavations these can be coordinated with the builders at the right time. The last thing you want is to renovate your home and then decide the garden isn't up to scratch and have muddy boots traipsed through your recently revamped home.



*While there are plenty of aspects to the renovation to consider, time spent planning is time well spent.*



### WISE WORDS CREATE AN INSPIRATION FOLDER

Collate a digital (Pinterest or Instagram) or physical folder (magazines) of the home style and trends that appeal to you. Include ideas about the product you'd like to include, as well as colours and scale that you want. Show it to your architect or designer so they can help realise your vision.



# MONEY TALK

## SETTING THE BUDGET

It's useful to have a budget in mind before beginning discussions with any potential contractors and suppliers. Naturally, your budget will need to align with how ambitious the renovation is, and factor in the design elements, products, finishes, fittings and appliances.

If you are planning to enjoy your home for many years, then you may be prepared to invest more. However, if your goal is to sell the property after completing the renovation, your budget is going to be a large consideration when deciding the project scope.

When you start talking to potential contractors, they will need to ascertain your budget range in order to determine whether what you want to do is possible.



### WISE WORDS

Your renovation company/team will help you figure the budget out. It's often better to have your renovation company keep a close eye on the design process or organise it for you with the designer, so they can ensure the plans are buildable within your budget.

# THE DESIGN PROCESS

The design process should be broken down into manageable stages, allowing time to make decisions along the way and helping to ensure the final result is as close to your vision as possible



“The project was treated as a partnership between Resolution Projects and ourselves, where any issues were discussed and resolved in an amicable manner and agreed by both parties... We are extremely happy with the result, and would do it again with Resolution Projects.”

John, Kohimarama

## 1. SELECTING YOUR DESIGN PROFESSIONAL

Select your design professional to design your renovation and complete the plans and submit them to council. This could be an architect or architectural designer or your renovation building company who is completing your build.

An experienced renovation company will usually have their own in-house architect and/ or will work from plans supplied by an outside architect or architectural designer of your choice. Keep in mind that using an in-house architect will provide greater certainty that the plans will come within budget. Another advantage is that it is easier and faster to make any changes to the design. Whichever way you choose to go, getting a good process between your architect and builder will ensure the design is not only aesthetically pleasing but fits within your budget too.

## 2. CONCEPT DESIGN

Great design should reflect your lifestyle, personality and how you want to feel when you are at home, so this draft plan stage is crucial. It's where you discuss your ideas, project scope and desired outcome with your design professional. It is an opportunity to ask them for their suggestions. They will sketch your ideas and make sure they are buildable and within your budget.

## 3. PRELIMINARY DESIGN

Once your concept plans are complete, your designer will draw the plans to exact dimensions and specify the building products and construction methods. At this stage, you will also need to know which materials, products, appliances and fittings you want to use to achieve your desired results as well as sit within your budget. Your renovation company or designer can source these and make recommendations if you are undecided.



## 4. WORKING DRAWINGS

Once all products and design decisions are defined the designer will fully detail the plans confirming all necessary construction details and specifications.

## 5. ENGINEERING

For structural work an independent engineer might be required to check building loads and bracing etc. Your designer or renovation company will be able to organise this for you.



## 6. COUNCIL BUILDING AND RESOURCE CONSENTS

Whether you are new to renovating or have done it before, most structural and alteration work will need a Consent and may require a Resource Consent. All building work in New Zealand must comply with the Building Code. An experienced renovation company typically takes responsibility for getting the Consent and will deal with Councils on your behalf. Working with a renovation company that knows the Council process inside out can eliminate consent dramas and prevent delays in sign off, therefore keeping your project on task and within timeframes and budgets. Building works not requiring a Consent are exempt works as defined by Schedule 1 of the NZBC. Ask your Renovation Builder to advise if any of your projects may qualify as exempt work.



# WHAT TO EXPECT

## WORKING WITH EXPERTS

Choosing the right renovation contractor can spell the difference between a job that is completed on time and to budget, or one that is causing sleepless nights. When looking for the right company, always conduct your own research. Find out what the company specialises in and check their gallery of existing work to see if it matches your job specifics.



Be sure to do your due diligence: give them a call and find out how long they've been around and talk to their previous clients. There are certain things you can expect from a renovation company and we've outlined these to give you an idea of what to expect when dealing with the experts.

## 1. PREPARATION

An expert company should come to your first meeting prepared. If they have already looked at your property file or existing house plans if they are available in preparation for meeting with you its likely you are dealing with a company who knows their stuff. This is an insight into how professional they are as well as the calibre of their work, so you can be confident this attention to detail will flow through to their process and workmanship.

## 2. TRANSPARENCY

The company should offer a full breakdown of the project and a comprehensive quote around each stage and the cost. Generalist quotes that are lacking detail are often the ones that throw in 'surprises', which can be detrimental to your budget and timeline. If the company has plenty of industry experience, you can be comfortable asking them how they address problems that might come up.

## 3. PARTNERSHIP

Professional renovation companies have a collaborative process. They consider each renovation to be highly personal and will want to build a solid relationship with you over the duration of the renovation to ensure your vision is met.

## 4. CREDENTIALS

If you are looking for a quality finish, select a company who is experienced. It's worth checking how long they have been in business and making sure they are qualified licensed building practitioners.

## 5. CONTRACTS

Your contract should clearly state the work to be completed. Careful project planning will hopefully keep variations to your contract at a minimum, however it is advisable to make sure any additional work that is not included in the contract has prices specified for hourly rate and product mark up in your contract. There are a variety of ways to structure payment claims, from a weekly payment plan following the project programme or transferring a deposit with payment claims in stages.

## 6. INSURANCE

Your builder should have a comprehensive public liability policy and with your contract provide you with the Insurance Certificate from their insurance company. This includes details on the level of cover they have in place.

## WISE WORDS

You may also need to take out an additional 'contract works insurance' on your home insurance policy, which covers you for any events outside the contractor's control (such as damage from natural weather events). We suggest you contact your insurer to check what cover you have in place with your home policy. Before you call them, make sure you know the value of the contract and what work is being carried out. In the case of a claim it's preferable to have one insurer covering both the existing structure and the construction work, so there are no gaps in your cover. Your builder will be able to help with questions relating to this.

# HOW TO: MANAGE YOUR RENOVATION

A well run project requires a time commitment, organisation skills and clear processes to ensure materials are ordered on time, sub-trades arrive on schedule, and work is completed to the right standard.

There are several options for managing your renovation build. You can either hire a labour-only builder and manage the materials, sub-trades, budget, sequencing, time-lines and collating final paperwork for CCC yourself. Or, if your budget allows, engage an independent project manager to run this process for you.

Alternatively, you can work with an experienced renovation builder who will project manage all the elements of your build and deliver your finished result. The right building company will have the skills, experience and reliable systems (including technology tools) to expertly manage your project and keep you well informed, making communication easy. You'll remove all the stress from the process so you can focus on enjoying the build.

## FIND A RENOVATION COMPANY WHO WILL PROJECT MANAGE THE JOB

They will have their own team of sub-trades, but are often able to work with your team if you have preferred trades you work with for example kitchen companies, electricians or plumbers. You will have the flexibility to select your own fittings as well as the renovation company may also have an interior designer or offer a service to assist you with selection. One of the key advantages is clear communication, so you'll always know what's going on. They will provide progress updates and reports as required and regular client meetings give you the opportunity to raise any concerns as the project tracks.

ATTENTION TO DETAIL  
A WELL MANAGED PROJECT  
STAYS ON TRACK



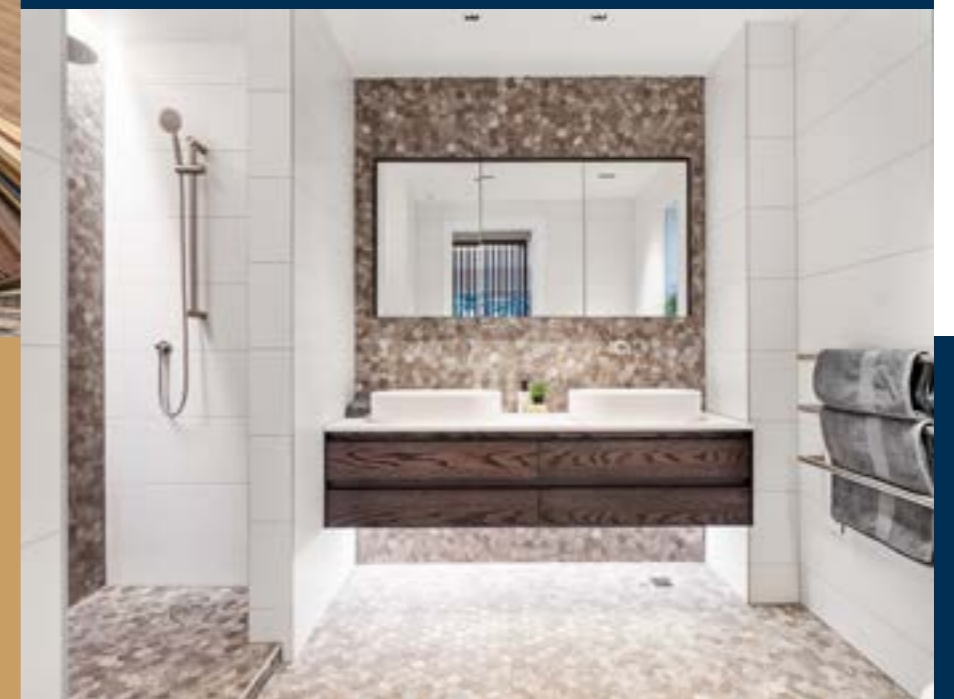
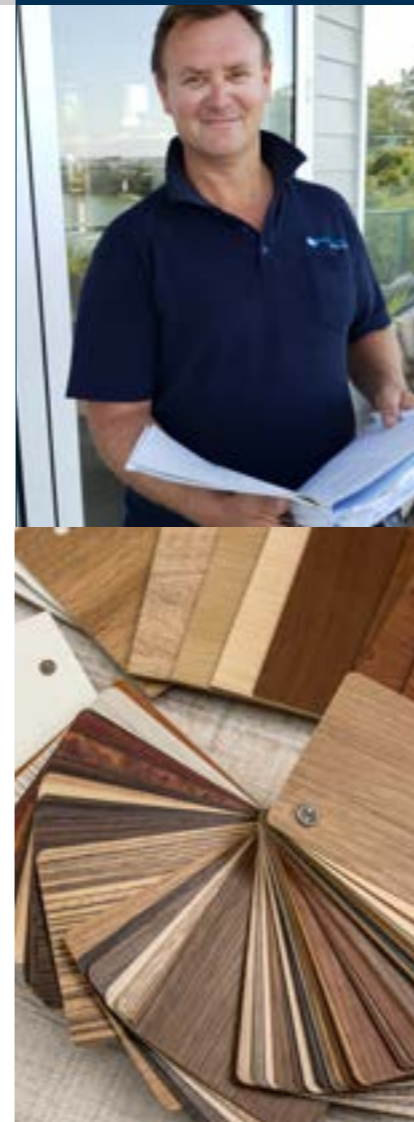
# FINISHING TOUCHES PREPARATION

## SOURCING QUALITY PRODUCTS & FITTINGS

Great design is obviously key to an exceptional renovation, but don't underestimate the finishing touches. The ideal products, fittings, furniture and appliances are what will really set your home apart.

## TALK TO YOUR BUILDING TEAM

The team completing your renovation can be an excellent source of inspiration as they have completed many renovations. They should also have solid relationships with suppliers where you can access trade discounts. They can often help to organise meetings and recommend places to go for tiling, plumbing, paint colour selection, furniture, curtains and shutters and will put you in touch with showrooms to visit or can help with selection.



# DO IT ONCE DO IT RIGHT

Whether your goal is an improved sales price, or the opportunity to design the home you've always wanted, renovating is an investment you won't regret. While it's not always easy, with the right team, achieving your renovation goals should be a smooth, stress free process.

With more than 150 successful projects behind us, a team of highly qualified builders, many years of experience and a multitude of happy clients, you can be confident that Resolution Projects can make your vision a reality.



THE RIGHT TEAM  
WILL TAKE YOUR  
RENOVATION FROM  
CONCEPT PLAN  
TO COMPLETION,  
MAKING IT A SMOOTH  
ORGANISED STRESS  
FREE PROCESS.



Whether you're after indoor or outdoor renovation or a completely new build, you can be sure you're in safe hands with us. To find out more, please browse our website [www.resolutionprojects.co.nz](http://www.resolutionprojects.co.nz) for our portfolio, or to take a look at our services and if you have any questions, call 0800 777 977

OUR TEAM WOULD BE HAPPY TO HELP



CALL US TODAY  
TO DISCUSS  
YOUR HOME  
0800 777 977



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RESIDENTIAL RECLADS | RENOVATIONS | NEW BUILDS

QB Studios, 208 Ponsonby Road, Auckland

[tom@resolutionprojects.co.nz](mailto:tom@resolutionprojects.co.nz)

0800 777 977 021 307 611

[WWW.RESOLUTIONPROJECTS.CO.NZ](http://WWW.RESOLUTIONPROJECTS.CO.NZ)