

Where to start?

As you have read, **the best way to avoid all seven of these most common mistakes with your project is to engage an architect to help you.**

So if you are ready to start your project, or even just thinking about your options, why not give Metroworks a call? Once engaged as your architect, Melissa will:

- ▶ Assist you to formulate a master plan to give you the direction to move forward.
- ▶ Highlight the potential of your house for renovation and help you see the possibilities.
- ▶ Help you assess your long and short term goals for your current house and design the renovation with the appropriate level of flexibility.
- ▶ Prepare thorough documentation throughout all stages of the project that will ensure that you, your builder and all the members of your team are working towards a common goal.
- ▶ Give you the time you need to consider the design ideas and options before you.
- ▶ Help you establish an appropriate balance between your design brief and your budget.
- ▶ Put together the right team of professionals to get your project off the ground.



Renovation Mistakes

... and how to avoid them

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Renovating your house is a time-consuming financial, and emotional investment.

Make sure you have done the research, before you start and plan well to avoid mistakes. As a specialist in the field, Melissa Fleming - Principle Architect at Metroworks has guided clients through the renovation process many times. **These are Melissa's top seven renovation mistakes to avoid:**

1. Starting Without A Plan

Homeowners often undertake small scale renovations just to get the house liveable, but doing so without a master plan prevents them from considering the house and site as a whole. The cheapest time to test ideas and options is on paper - at the start of your project. A master plan prepared by a good design architect will help you **explore your options and get your ideas in order** before construction begins.

2. Hiding Your Budget

It is just as important for your architect to understand your real budget as it is for them to know how many bedrooms you need in your new house. You will **save yourself a lot of wasted time and disappointment** if you are honest with your architect about all aspects your budget from the start. Architects have the experience to understand the building costs and can help you to ensure that your budget and design brief will work together.

3. Short-Term Thinking

Think how different your lifestyle was 5-10 years ago. **How will it be in 5-10 years from now?** Or even 20 years from now? It is important to consider how long you intend to stay in the house after your renovation is complete. A short-term plan will lead to a very different design approach than one for a young family preparing to stay in their home for 15-20 years. For a short-term plan, a single purpose design may be appropriate. But for a longer-term plan, your architect needs to prepare a flexible design that can change with the needs of your family - as young children grow up or new members of the family (newborn or elderly) arrive.

4. Missed Potential

The cost of upgrading and moving home can add up quickly. Once you have purchased your larger or "better" house, you then have to find money in your budget for real estate agents, advertising, stamp duty, storage and moving costs. **An experienced architect can save you that expense and hassle** by helping you see the potential in your current home and make the most of your asset with a well-designed renovation.

5. Poor Documentation

In order for a builder to provide you with their most accurate price, they need to know exactly what they are building - **and so do you.** Thorough and accurate drawings, specifications and schedules prepared by your architect and other specialist consultants will minimise the chances of you having to pay extra for more variations or extra work during the build.

Plan. Design. Renovate.

6. Rush, Rush, Rush

A good architect will guide you through the design process and all the areas where work is required to make sure that you have had a chance to consider all your options. If things are not clear to you - and lets face it, we're not all used to looking at plans and elevations - then your architect will help you understand by presenting more detail or even 3D illustrations to help you visualise. But that process takes time. Don't try and rush the design process - **give yourself the time you need** to understand and absorb new ideas.

7. The Wrong Team

The design and documentation of your project will require the input of **specialists consultants that work together with your architect** to bring your project to life. Whether you need a structural engineer, a building surveyor, a cost planner, a land surveyor or any other specialist consultant, Metroworks Architects has the network and experience to help you find and assemble the right group of experts, with the expertise needed for your project.

