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STAGE 1

PLANNING OR RENOVATING YOUR DREAM HOME

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PREPARE FOR YOUR PROJECT

YOUR RENOVATION WISH LIST

Think about and list everything you want to change. There might be a million things on this list but you have to remember your financial and structural limitations. You must ensure that your property could handle the structural changes you wish to make and that these changes will add value to the house.

CAREFUL PLANNING

Don't let yourself get too carried away and forget about your budget, which is easy to do when renovating.

- You should find out the average price of houses in your neighbourhood, as it's not worth spending more money changing your house than what it's originally valued.
- Gather a sufficient amount of quotes for each aspect to find a good deal.
- Have a professional give advice on your prospective project
- Ensure your project adheres to your local planning regulations.

UTILISING EXPERTS

Before you are too deep in your own planning, get in contact with a builder and/or architect who are experts at organising these projects and sticking to plans, budgets and a realistic timeline.

It's a good idea to have people with experience in renovation projects recommend reliable tradespeople and resources. The Housing Industry Association and The Master Builders' Association are also useful sources of information. If hiring a builder, ensure that they are registered, licensed and fully qualified for the task at hand. You want a cooperative project team so inform everyone of the bigger picture and what each person's role is in that plan, document your requirements and have contracts signed and ready before the project is in action.

Having a professional assist with your renovation designs is a good idea, as they will help you consider the practical and aesthetic aspects of the changes. Consider aspects like the affect on natural light, or how suitable the space is for entertaining guests, facilitating children etc.

BE FINANCIALLY AWARE

Be careful to stay within your budget! Don't just accept the first quote you hear – shop around and get quotes from various providers to be sure you are getting the best deal. Seek some estimates for the approximate funding, timing and effort required for your prospective project and determine how much additional borrowing you will require. You need an idea of the scale of the project to allow you to plan strategically and effectively.

GOING GREEN

You could reap long term benefits of going green if you include this in your renovation plan. Upgrading your home with solar panels or water tanks will reduce your costs while increasing the value of your property with environmentally-friendly innovations.

BUILDING YOUR DREAM HOME

FIND THE RIGHT LAND

If you're planning to build your property on a fresh block of land, remember that the house plan must suit and be inspired by the land. So, if you have a specific design for the house in mind, make sure to choose a suitable piece of land. You need to consider how the house will access necessary utilities like electricity, water and gas. Think about the feasibility of your building project on this land and council regulations before signing any contracts.

THE DESIGN PROCESS

Your own research and professional help will be very beneficial for the design of the house's skeletal framework. Consider your budget as well as liveability when designing the floorplan, and don't be afraid to incorporate ideas from houses that you've seen and liked! Starting from scratch will be a long process and you will have a lot of decisions to make, so try to develop a clear design vision. A good relationship of trust with your architect, builder, designer and others involved in your team will be more productive and deliver a better result.

Handy TIPS

Building a new home

- 1 The contract
- 2 Your Budget
- 3 Taking possession
- 4 Deciding on your home
- 5 Getting Settled

Handy TIPS

Renovating a home

- 1 Speak to others
- 2 Start small
- 3 Keep it realistic
- 4 Research building codes & permits
- 5 Have a back up plan

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PLANNING YOUR DREAM HOME

Council has three (3) certified Building Surveyors accredited with the NSW Building Professionals Board to assist you in planning your dream home.

Inspections and appointments in Glen Innes are available from Monday to Friday. Inspections and appointments in the Emmaville, Deepwater, Red Range, Glencoe, Wellingrove and Wyalaliba areas can be arranged for Tuesdays and Thursdays.

For more information, contact Council's Department of Development, Regulatory and Sustainability Services at 136 Church Street (phone 6730 2350) between 8.30am and 4.30pm on weekdays.

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- STAGE 2 Coming together 9.10
- STAGE 3 Jobs to be done 16.10
- STAGE 4 Be comfortable 23.10
- STAGE 5 Enjoying the outdoors 30.10

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