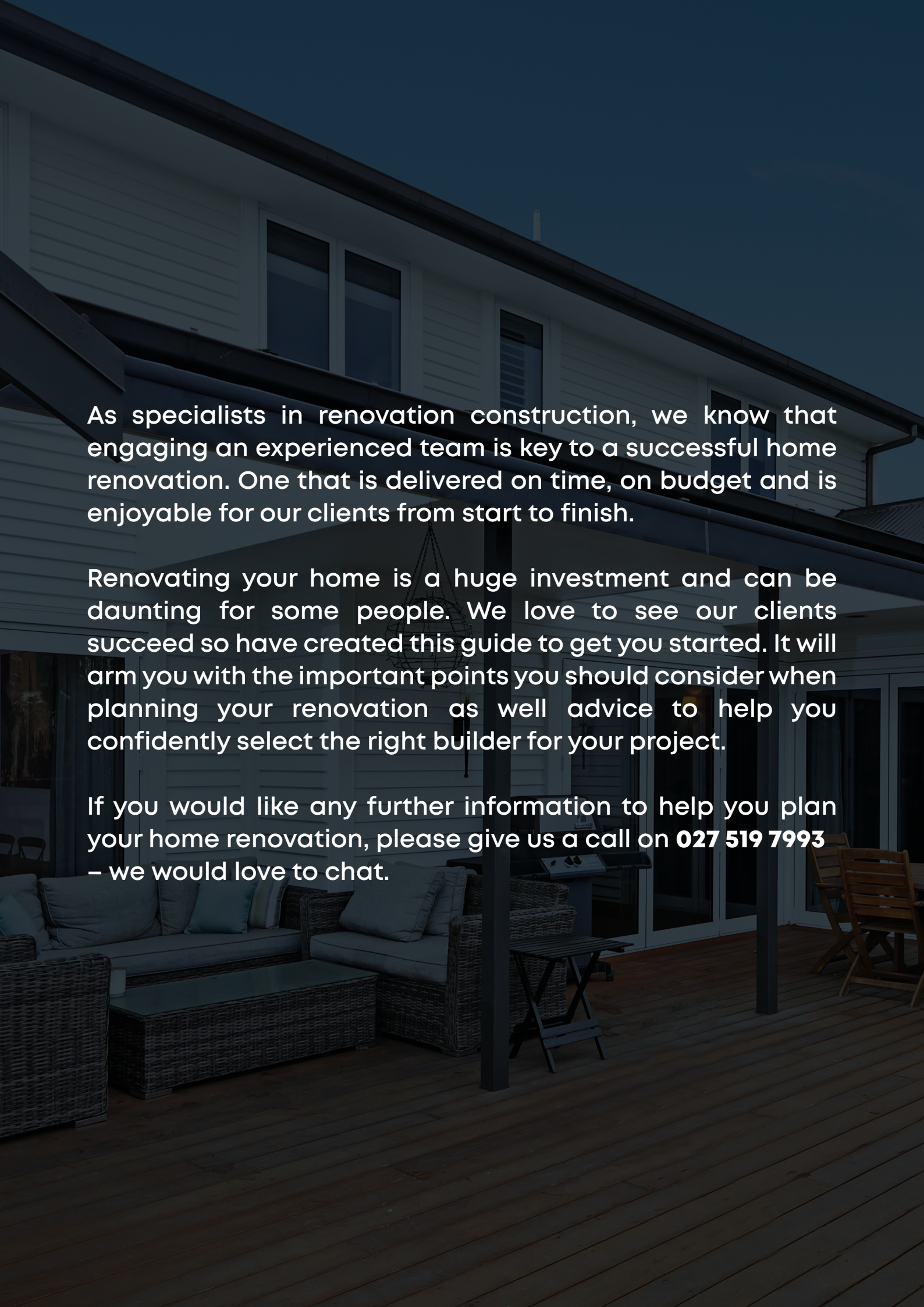


# RENOVATING YOUR NORTH CANTERBURY HOME

## A Starter Guide



HOW TO CHOOSE YOUR BUILDER AND  
PREPARE FOR RENOVATION SUCCESS



As specialists in renovation construction, we know that engaging an experienced team is key to a successful home renovation. One that is delivered on time, on budget and is enjoyable for our clients from start to finish.

Renovating your home is a huge investment and can be daunting for some people. We love to see our clients succeed so have created this guide to get you started. It will arm you with the important points you should consider when planning your renovation as well advice to help you confidently select the right builder for your project.

If you would like any further information to help you plan your home renovation, please give us a call on **027 519 7993** – we would love to chat.

Having the right team on board for the task at hand is critically important to the success of your renovation. Not only will your builder be responsible for the quality of the finished project, the level of customer service they deliver will directly determine your enjoyment of the process, which we think is equally as important.

## Your builder should have...

### Local Knowledge

Selecting a quality, local, **North Canterbury builder**, has many benefits. It is likely that his team of sub-trades and suppliers are all local too which means you won't incur travel time and large freight charges which can make a significant difference to the overall build budget. Your builder will also have a good understanding of local council requirements which can mean big things when it comes to keeping your project on track.

### A Focus on Partnership

A successful renovation requires a **collaborative process**. It is critical to choose a builder who aims to foster a **trusted relationship** with you and will keep you involved and informed throughout the project. Clear lines of communications will ensure that you have an enjoyable experience and your vision for the build is met.



### A Stellar Reputation

It's important to choose a builder with a **great local reputation**. Find out how long they have been operating for, ask for evidence of past work and read through testimonials. A reputable builder will also have no issue with you speaking to past clients and will be able to provide you **verifiable references**.

## A Great Set of Credentials

To achieve your goal of a **quality renovation**, you will want to look for a builder who is highly experienced in this area of construction. Ensure they are a **Licensed Building Practitioner** and even better, they are a Registered Master Builder. They should also use a team of trusted, licenced and qualified sub-contractors.

## Comprehensive Insurance

Every builder should have comprehensive **public liability insurance** and be able to supply you with a copy of their certificate. They will also likely let you know that you will need to take out additional **'contract works' insurance** with your current insurer and they will provide you details around this.

## A Transparent Approach

The quote provided by your builder should be **comprehensive** and show a full breakdown of the project costs, **inclusions and exclusions**. Quotes that lack detail can mean you are in for costly surprises along the way. The building contract should also be clear and include all the work that has been agreed to be completed. Ensure your builder has a clear process for communicating and seeking approval for variations to avoid unexpected bills at the end of the build.



The prospect of renovating your home can be an exciting time for some, but equally, it can become an overwhelming process. To help with your preparations we have compiled a list of our top tips to get you started on the road to an enjoyable and successful renovation.

## Renovation success starts here

### Involve Your Builder Early

By getting your builder involved early on in your planning you will receive valuable advice and guidance around the opportunities and possible obstacles when it comes to renovating your home. This can be a great first step before engaging an architect or a draughtsperson who will charge for their time. If you do opt to speak to a designer first, it is likely that they will create a concept that will not fit within your budget, which wastes both your time and money.

### Contingency Budget

Including a budget contingency is sensible as there will inevitably be an element that requires more attention than originally anticipated. Even the most experienced builders can only predict so much before beginning work and discovering what lurks beneath the surface. The current climate also means that the prices of building materials are increasing more frequently so planning for these is crucial. Having a contingency budget put aside of around 20% should cover unexpected work. Failing to plan for the unforeseen can mean your project is halted, or you need to sacrifice some finishes just to get your build complete.

### You Get What You Pay For

This applies to both the trades people you use and the materials and fittings you choose. You can use a quality builder and reputable brands and still stick to a budget. Skimping on quality materials and fittings will only see it cost you more in the long run when the cheapies fail. Likewise, engaging the builder with the cheapest quote is not always wise. Often a low quote will mean that corners will be cut, or costly variations will be required to get the job complete. Choose a builder offers great value and an all-inclusive price.

## Invest in the Future

There are aspects of your renovation where if you invest more of your budget now, you will see savings in the long run. Things such as additional insulation, high performing windows, and solar energy will create energy efficiency that will outweigh the initial spend.

## A Nod to the Past

Renovating a home requires careful attention to detail and sympathy to the original design. It is crucial to marry the old and new together seamlessly to achieve style and functionality. If you are wanting to keep the character of your home, there are ways in which this can be done to both honour the history and modernise the space at the same time. A builder and architect or draughtsman who specialise in renovation construction can offer suggestions on how to achieve this balance. If you fail to engage the right professionals, you may be left with a home that lacks cohesion, flow and style.

## Realistic Time Frames

Renovation shows often promote speedy building work, but in reality, a complex renovation will take months. In the current climate, we are experiencing building material shortages, tradesman shortages and council delays and therefore it is critical that your builder sets realistic project timeframes for your renovation. This will ensure a successful and enjoyable build experience and will mean you are not left scrambling for a place to live if your build runs over time or you are left living amongst a renovation for much longer than expected. Be wary of any builder who promises to complete your renovation in a much shorter timeframe – this is often a ploy to secure the job and can lead to major disappointment down the track.



## Planned Living Arrangement

There are several factors that will determine whether you can live in your home while your renovation is taking place. These include the complexity of the project, the part of the home the project is taking place and your appetite to live amongst a renovation. Have a conversation with your builder so both parties can set clear expectations to ensure the home is both liveable for your family and workable for your builder and their team. If it is not appropriate for you to live onsite during construction, ensure you have sought alternate arrangements and your property is vacant by the time construction begins to avoid delays.

**Call Gareth today to chat about your North Canterbury home renovation**



**027 519 7993**



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