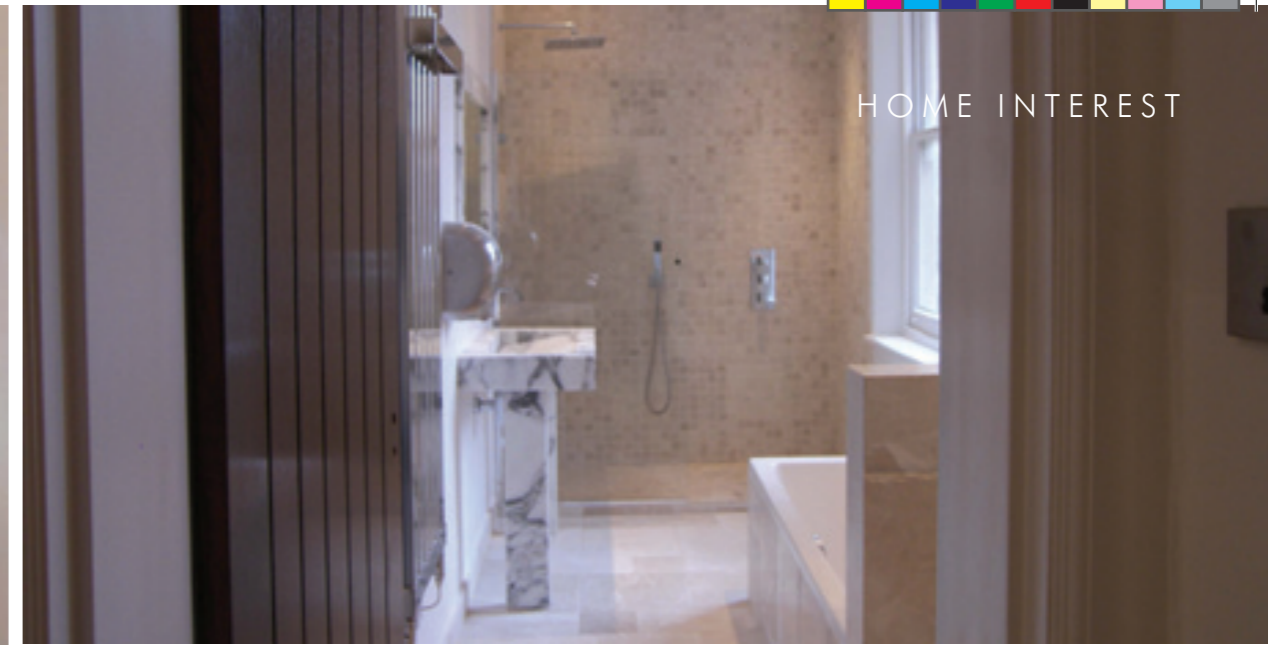


TOP HOME RENOVATION TIPS

WITH SUE GILBERT PROPERTY ASSOCIATES



You've read the magazines, you've seen the TV programmes and now you're ready to start your own home renovation project.

HOW HARD CAN IT BE?

In the 6 years that I have been project managing clients refurbishment I can honestly say each day brings a new challenge. So, if you are intending to embark on this journey let me help by giving you some tips.

1. Be sure to know exactly what you would like to achieve from the start, as there is nothing more frustrating for a contractor than a client continually changing their minds.
2. Once all your final decisions are made you need to choose an appropriate contractor. Recommendations are always a good route to start with. Ask friends, neighbours and work colleagues. Alternatively, the Federation of Master Builders would be able to supply a list of reputable builders in

your area. Remember cheapest does NOT mean the best!

3. Prior to signing a contract with any builder do your homework and interview three reputable builders. Then check on some of their work before deciding on whom you would like to appoint. Once chosen be sure that he has suitable insurance and that you are happy with the terms of the contract.
4. Once work commences don't take it for granted that you can now relax as it will be vital for you to keep on top of things - and to make sure your instructions are being carried out. I would suggest regular site meetings so that you can monitor progress and nip any possible problems in the bud.
5. When choosing products and services for the property be aware that lead times vary dramatically - from two/three months for some kitchens to several weeks for sanitary

ware products.

6. Make sure you order the correct amount of tiles/wallpaper etc as you can always return unopened extras - much harder to match if you then need to order more- especially if the goods are coming from overseas and your tradesman are on site waiting to undertake the installation.
7. When ordered goods arrive on site it is vital that they are checked straight away as many companies will not accept damaged goods being returned unless reported within the first 48 hours of arrival.
8. Harmony amongst the team - often I have witnessed various trades bemoaning the standard/workmanship of their fellow co-workers - and each blaming the other for the dust/ mess left behind.
9. Keeping every one happy - Consider your

neighbours - its worth talking to them before you start and ask for their co-operation whilst the work is in progress, explain that whilst the noise and dust is disruptive it will only be for a short while - then you can ask them over once the work is completed - trust me they will love to see what all the noise created in the end!

Hopefully the above points have given you some help in order to achieve the renovation of your dreams, if on the other hand after reading the above you feel that perhaps this is not for the faint hearted you can always employ a professional to undertake the task for you.

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