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# 10 Tips Before You Build or Renovate



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### Notes from Presentation

#### Contents

- |                      |                     |                             |
|----------------------|---------------------|-----------------------------|
| 1. Research You      | 5. Engage Designer  | 9. Architecture Lesson      |
| 2. Research Building | 6. Appoint Builder  | 10. Contact Peter!          |
| 3. Write a Brief     | 7. Learn Jargon     |                             |
| 4. Think Budget      | 8. Apply Techniques | Or Peter's 10 Commandments! |

### 1 Research You

(You = yourself, your family, your location, your property)

Ask yourself	Is building or renovating for you? Maybe an existing house is easier!
New House	Everything is new, you might prefer that. New often means living 'further out'. Ok?
Is renovating better?	Maybe your current house is in the right location? Maybe you just want it! If cannot buy the house, better to renovate.
Be sure of approach Decisions R Us	Are you a developer, or a home-owner? Lots of decisions! Is that you?

### 2 Research Building

Talk	Talk to Everyone - Friends, relatives. They all have stories and suggestions.
Street Walk	Drive round. Walk the streets. Check out what others are doing. Talk to owners – they love to share.
Internet	So many resources. Building Designers, Architects, Council, BDAQ, HIA, QBCC. Check out ideas.
Magazines	Traditional and great resource. Endless array at the newsagent. Free locals are great too.
Home Shows	Wander this place – so much. Research till you drop.

### 3 Write a Brief

Discuss	Discuss with everyone in the household. Let the family have some say as they will engage more in the project. Really assess kid's needs.
Describe	Write down overall needs, eg 4 beds, deck, not "extend behind the kitchen" or "beds must share a corridor". Detail some specifics, eg, must have gargantuan deck, love cooking. Always think Needs before Wants.
Likes + Dislikes	Think about the sort of things that matter to you, or you hate. Make a scrapbook. Industry people are driven by images.
Long Term	What will happen in 5, 10, 20 years? Will the kids be gone in 5 years? Maybe room functions will change. Resale. Use strategic planning, not just design planning.
Budget	So very important, as scope is directly linked to this.

### 4 Think Budget

Be realistic	Be honest with yourself. Give yourself a contingency. Projects have unexpected costs (usually by you)
Check with Bank	They will want a valuation. Now want 'Approved' drawings before process.
We will ask	Designer Builder
Consider staged development	Do you need 20 bedrooms now? Can the carport wait? Let the design be ready for future.
Clever Design	Smaller, good designs are better. Remove double up spaces. Use larger pieces of material.
Research costs –	Ask around for costs. Try QS (Quantity Surveyor) sites. <a href="http://www.bmtqs.com.au">www.bmtqs.com.au</a>

### 5 Engage Building Designer

You need one	Nearly All projects need documentation. Drawings are not just "lines on paper". <a href="http://www.findabuildingdesigner.com.au">www.findabuildingdesigner.com.au</a> Cheap plans can equal problems on site.
What is a building designer?	Legally same as architect (in Qld). Choosing one (or architect) same as picking any professional. Check Memberships, licence, awards, website.
Site Consult	Most offer this at a fee. Get one (or more) – worth it.
Fees	Averages: Building Designers – 3-10%. Architects – 5-20%. (But services can be different.)
Designer and others	Your designer is good at liaising other consultants. Lots of them – surveyor, town planner, engineers, certifier, and more!!!
Codes	Endless codes to deal with – NCC, SBR, QDC, Council, Standards, and more.

## 6

### Appoint Builder

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Involve builder early	Suggest you discuss project early on. Build trust with the builder. Let them guide you. Do not abuse their time – offer to pay for quotes and advice, they may not charge afterall. Lots of quotes can be confusing. Cheapest quote = what mistakes are made?
Drawings	Drawings needed to discuss job. Get budget cross check at Sketch design.
Wait for Good builder	Good builders are usually busy. Profitable builder will finish your project. Good builders attract good subbies. Who will be supervisor on site?
Referrals	Ask around. Ask your designer. Wander the streets. Tidy site = organised builder. <a href="http://www.hia.com.au">www.hia.com.au</a>
Weekly Meeting	Have a single point of contact. Ask questions in batches, not every hour. We suggest Thursday mornings.
Owner Builders	A good builder simply gives you peace. Be owner/builder only if you know how.

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## 7

### Learn Jargon

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Lots of it	World's truly oldest profession! Better to know some jargon. Ask friends what baffled them.
Council codes	Endless terms in Town Plan. Visit council website and learn.
Hardware	Go wander the shelves. Males need to as well!
Internet	Bookmark sites for later. <a href="http://www.highwayhardware.com.au">www.highwayhardware.com.au</a>
ASK	IF IN DOUBT – ASK. And ask again if it makes no sense.

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## 8

### Apply Techniques

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Assume nothing	Kitchens and bathrooms can move. Council may agree to something odd. Existing buildings like trying new things. Project homes are not the latest trend.
Orientation	Orientation more important than insulation. You cannot relocate the sun. If possible, get living to north side, kitchen east. Put secondary rooms to south & west. Natural light makes you healthy.
Retain = Sustainability	Existing buildings = lots of expensive structure. Most buildings enjoy a spruce up. Pre 46 Queenslanders are special. 50's + 60's houses are great to deal with.
Shop Till You Drop	You buy some items rather than builder. Essentially fittings and finishes. Have everything there on time.
Design before Build	Some money preparing to build, rather than spending LOTS of money during build. On reno, try to get Existing Drawings.
Communicate	Good Communicator = Ideal Client Turn on your listening gene. Get used to confirming in writing. Email is great. Engage with the process.

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# 9

## Architecture Lesson

### 9a Types of New

Box		Traditional 2 or 3 room width buildings. Less outside walls – cheaper to construct. Suitable for most blocks, maybe not small lots. Box houses can be juxtaposed boxes.
Axial		Ideal for orientating long side north. Good on small lots. Can be train carriage like.
Pavilion		Good mix of both Box and Axial. Ideal on sloping blocks. Fun to live in. More wall area than Box, IE more cost.

### 9b Types of Reno

Go in		Internal rearrangements Refit kitchens + bath. Move the plumbing.
Go out		Traditional Extension - Decks, bedroom. Big extension – double the house! Extensions change where they come from and where they end up.
Go up		Used down south. Harder on Qlders (more \$). Easier on brick veneer houses.
Go down		The ole lift and build-in – still good. Dig and build-in, ok but dark.
Go separate		Pavilions with links, cheaper and fun. Outbuildings – see subtleties.
Go everywhere		Do the lot!

### 9c Subtleties

Staged		Maleny house - designed to be extended. Rooves can allow buildings to grow later.
Small		Outbuilding allowances for 2 <sup>nd</sup> dwellings Small costs a LOT less. Clever furniture. Consider multi-purpose, 1 bathroom. Small can be a nice house.
Tall		Going up may be better than going big. Smaller footprint. BCC allows 9.5m heights, but only 2 storeys.
Overhangs		The Hat brim is important in our climate. Cantilevers are overhangs too.

## 10 Contact Latemore Design

Website	Lots to see and use. Free brochure. <a href="http://www.latemoredesign.com.au">www.latemoredesign.com.au</a>
Site Consult	Specialty of Latemore Design. Lots of practical and innovative advice.
We Listen + Care	We have the listening gene.
One Stop Shop	We organise all the other consultants. We are at the head of a huge network. We can introduce you to builders.