



**SUMMIT**  
HOMES GROUP

# Reimagine your home

GRANNY FLATS - RENOVATIONS - DEVELOPMENT - NEW HOMES



# Reimagine your home with a second storey addition.

Get an understanding of second storey additions, price-point, process and how long you can expect your extension to take.



## Are all homes eligible for a second storey addition?

The Summit Renovations Design Team are yet to come across a home they couldn't put a second storey on. Most typical Perth homes can have a second storey added relatively easily. With some of the older homes or timber framed homes; there may be requirements for additional structural engineering to take the weight of the second floor. There is a point where the cost of engineering required may make it more economical to explore other options.



## How much do second storey additions cost, and more importantly – why?

Whilst costs vary according to many factors, especially what you are looking to include, a starting point as an example would be a main bedroom, ensuite, dressing room and living room start at around **\$300,000**.

There are several factors that will influence the cost of your second storey, including what you want to include in it.

One of the challenges your Designer has is balancing the design to blend in with your existing home. If this part of the process is done right, the end result is seamless.

Logistics are the second component that can influence the cost of your second storey addition.

- Worksafe requirements for working at heights and scaffolding add a fair amount of cost to a second storey addition compared to a ground floor build;
- At Summit Renovations, we construct our modular second storey additions at our purpose built factory at our Myaree headquarters. We then transport the modules to your address and crane them onto your existing home.
- Traffic management and Western Power escorts are a necessary and essential expense and may depend on your particular location. The type and size of crane required will also influence the cost of adding a modular second storey.



See our pod-drop in action

## What is the process of adding a second storey to my home through Summit?

The first step is to do an in-home consultation with one of the Renovations Designers, to assess your home and discuss what additional spaces you require. Your designer will then compile a design brief.

From there we commence with a site audit and detailed measure of your home so we can build a live CAD model prior to starting the design process.

In the current climate a second storey addition on a typical Perth home could take 12 months give or take from initial contact to completion. This is highly dependent on the design, the existing home and the local council your home is in as some have strict requirements or restrictions on height, heritage and streetscape requirements which we have to sometimes navigate carefully.

As the construction industry pressures even out, timelines should resume to their normal standards with trades and materials becoming more readily available.



Scan here to watch a video on our 3D modelling process.

## Who is working on your project?

A number of people across multiple departments work on your extension throughout the process. Your project will include:

- A designer
- A Project Coordinator
- Draftsperson
- Estimator
- Scheduler
- Construction Supervisor

## Read a client case study on their **second storey addition in Mount Lawley.**

Approached by a Mount Lawley family wanting to create more space, a bespoke design was created that offered an upstairs retreat featuring a master bedroom, ensuite, walk-in-robe and lounge area with kitchenette.

Most importantly, due to its location in a Character Retention Area, the federation architecture had to be respected and strict council guidelines adhered to.



“ We have lived in the property for about ten years and extended the rear living area and patio eight years ago. Now that our children are in high school, we wanted to create separate living and sleeping zones to accommodate our different lifestyles going forward – assuming they will live with us for some time as young adults.

We did not want to move as we love the Mount Lawley area, our neighbours and our federation home which we have already put so much work into.

So, we decided to add a second storey. The most attractive feature of using a modular extension method was the fast turnaround – only two months to build in the factory and three months on site.

Plus, we did not need to relocate during the renovation. ”

To book your free consultation with one of our experienced designers visit [summithomes.com.au/enquiry](https://summithomes.com.au/enquiry) or call 08 9317 0141

  
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