

Reimagine your home with a major renovation.

Get an understanding of what's involved with a major renovation with Summit Renovations. Find out information on pricing, the process, how long you can expect the build journey to take and everything in between.

RENOVATIONS - DEVELOPMENT - GRANNY FLATS - NEW HOMES



What is a major renovation and how much does a major renovation cost?

At Summit Renovations, we define a major home renovation as structural changes to walls, floor levels or ceiling heights and upgrades to bathrooms, toilets, laundries and kitchens. All of which may include the relocation of these rooms within the home, as well changes to the overall layout.

Entire areas of the home could be remodelled into completely different spaces to achieve a more functional flow, whilst light and ventilation can be created in areas of the home that were previously dark and closed off.

Dated layouts can be transformed into bright, open spaces with a practical design to suit how we live in our homes today.

Major home renovations ultimately change the entire living experience of your home, generally home owners will be looking at a starting price of \$150,000.



What elements of the are going to cost me the most?

Anything bespoke it going to be more expensive than a more readily available alternative. Some examples are timber, commercial or double-glazed windows, stacking and multi-folding doors and character features such as ornate cornices, architraves, decorative arches and skirting boards.

Your Summit Designer will include a hand-selected range of mid-priced materials, fixtures and fittings for your renovation. These selections can be changed at prestart, for either a more cost-effective or bespoke alternative, with costs adjusted accordingly.

Which part of my home will increase in value the most if I proceed with a major renovation?

Increasing the value of a home means different things to different people. If you are undertaking a major renovation, then the likelihood is you're intending to live in your newly transformed home for the foreseeable future, not months or a couple of years.

However, the reality is that at some point you may decide to sell your renovated home. When that time comes, it's worth noting that most people are drawn firstly to the kitchen. A great kitchen design is invaluable and so are the connected living and utility spaces.

A spacious scullery, a fabulous fireplace in the lounge, a dining area that has the capacity to seat a large gathering with doors leading to an alfresco space are also all highly sought after.



See Deb Pearcey's Top 3 Tips for getting value for money out of your renovation.

What steps do I need to consider before undertaking a major renovation?



Have a clear idea of what you want to achieve with your renovation. Think about what works and more importantly what doesn't work within your current layout. Write it all down for discussion with your Designer. If you have any images of what you like, this will also help your Designer understand your vision.

Work out your budget for the renovation. Knowing what you can comfortably spend is one of the most critical aspects of the process.

Discuss your budget with your Designer. Let them guide you on what can be achieved within it, as your Designer will be able to help you prioritise your wishlist. Bear in mind, we want you to have your dream home but we are always considerate to design to your budget.

Be prepared to pay fees at different stages; prior to the home measure being undertaken, when you receive your design and indicative price and when you sign your contracts. All fees will be credited against your final contract; however, they aren't refundable if you change your mind at any stage.

Try to keep an open mind when it comes to the design. The Summit Renovations Designers are great at interpreting your ideas, we approach the design with a combination of fresh eyes and extensive experience and the result may vary from the picture you first had in mind.

What timeline can I expect with a major renovation?

It helps to think of the timeline in three stages; design, approvals and construction.

Design; this stage will include: meeting your Designer; a comprehensive site check and measure of your home; preparation of the proposed design along with an indicative price; a design meeting at the Style Studio; preparation of the contract documentation including plans, 3D modelling, detailed addenda and HIA lump sum building contract. This process usually takes 2 – 3 months from your initial meeting with your Designer.

Approvals; this stage includes: meeting your Project Coordinator; a check-measure of your home; provision of evidence of funds; prestart meeting to finalise selections; preparation of documentation for all required approvals including development approval and building permit; pre-commencement meeting with your Project Coordinator and Construction Supervisor. The main variable is your local council, however this stage generally takes 3 – 6 months.

Construction; this stage will vary depending on the scope of work on your home renovation and whether you're living in your home during construction or we have vacant possession. Your Designer and later, your Project Coordinator will guide you on the timeline.

Who is working on your project?

Summit Renovations has a dedicated team of highly experienced people. We are a unique business under the wider Summit Homes Group umbrella focussing solely on home extensions and renovations.

Most of our team will at some stage work on your renovation project. This means that you are supported by a wealth of specialist knowledge and experience, with many eyes checking everything to make sure your renovation is as seamless and stress-free as possible.



Summit's Renovation Designers; Deb Pearcey, Angelo Tomassone, Jim Belton and Charlie Haddad.

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Hear from a Summit client about their major renovation.

Choosing a builder that takes the time to listen and understand the way you live is one of the most important steps when it comes to renovating.

After all, you want your designer to be able to customise and design a home exactly suited to your needs and lifestyle.

That's exactly how James and Tania described their renovation experience with Summit. Entrusting their designer to transform their home was an experience they tearfully describe as "life changing."

Follow their extensive renovation journey below and see how they turned their dated, 22 year old home into a stunning abode.

“ It's been six months now since the renovation was complete. We love our forever home, it has exceeded our expectations and we absolutely love being home and coming home. ”



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Read and hear
about their
experience here.

To book your free consultation with one of Summit's Renovation
Designers, visit summithomes.com.au/enquiry or call 9317 0141.


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