

Ground Floor Extensions

Get an understanding of what's involved with a ground floor extension 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 steps do I need to consider before undertaking a ground floor extension?



Along with choosing a reputable builder with an experienced Designer here are a few steps we encourage you to consider before starting the process:

1. Have a clear idea of what you want to achieve. Think about where you want the extension to go and how it may tie in with the home, and if you want to renovate any of the existing areas of the home. Write it all down for discussion with your Designer. If you have any images of what you like these will also help your Designer understand your vision.
2. Work out your budget for the extension. Knowing what you can comfortably spend is one of the most critical aspects of the process.
3. Discuss your budget with your Designer. Let them guide you on what can be achieved within it, 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.
4. 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.
5. 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.

How much does a ground floor extension cost?

It's impossible to provide a price list for an extension, at Summit Renovations all our extensions and renovations are individually designed and then the costs are calculated.

With our ground floor extensions, generally homeowners will be looking at a starting price of \$150,000.



What challenges might I face when renovating?

The most challenging aspect is working through a wishlist and creating a cost-effective, functional design – all within budget.

Minimising unforeseen variables. We know that as we start to strip back the fabric of your house unforeseen variables pop up; unsafe electrical wiring, plumbing, termite damage and the presence of asbestos are common examples. To the extent that is possible, we account for what we know and can see during the design process to prevent surprises when we are onsite.

Home owners are understandably excited to get their renovation build underway, having a clear understanding of the timeframes and expectations throughout the design, approvals and construction phases is a must. Your Designer, Project Coordinator and Construction Supervisor will all be guiding you through the different stages.



What structural challenges should I prepare myself for?



Structural challenges largely depend on your existing home and its location. When designing your extension, the main goal is to create a functional and cost-effective design with minimal structural changes to the existing home. However, bear in mind that sometimes structural changes are required to provide the most functional design.

Homes close to the ocean or canals can have challenges in terms of exposure to wind and water, with homes in the hills often having clay soil or rock that may need to be dealt with and homes in bushfire prone areas require an assessment and potentially upgrades to finishes to minimise the risks.

Homes in close proximity to neighbouring properties may throw up access challenges and those on busy roads may have noise requirements or traffic management issues to contend with.

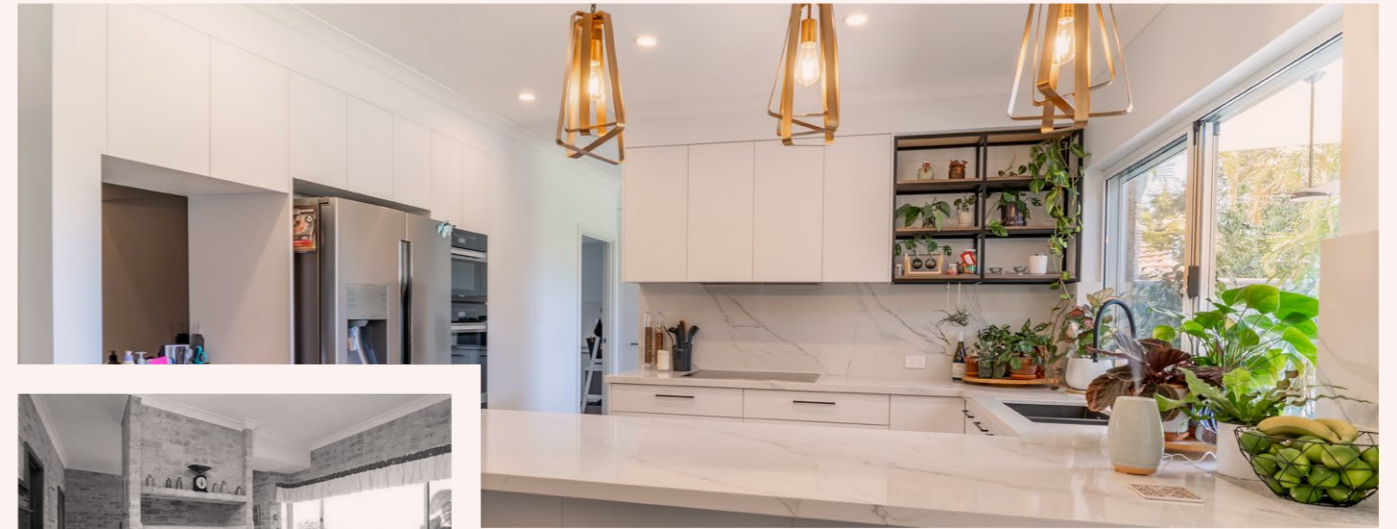
In essence, your home is unique and the only way to determine what challenges might apply to your renovation is in an open and transparent discussion with your Designer.

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

Anything bespoke is 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.

What timeline can I expect with a ground floor extension?



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; precommencement 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; Ashley Tunley, Deb Pearcey, Bruce Matthews, Angelo Tomassone, Jim Belton and Charlie Haddad.



Summit Designer Charlie Haddad talks about the benefits of ArchiCAD, a 3D walk-thru program that helps clients visualise their new renovation.

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Hear from a Summit client about their ground floor renovation

Elisabeth & Trevor take you on their journey to renovate and extend their 1947 character home in Claremont.

“Renovating with Summit was easy. After just a few meetings, we had the confidence to go with Summit as our Designer wasn't pushy at all. We have done minor renovations in the past and we found the process with a bigger builder very easy and streamlined - it was much less stressful as everything was taken care of. It saved us a lot of time and effort and we couldn't be happier with our new home.”



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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