



**PROFOUND**  
GROUP

10 THINGS TO ASK YOURSELF  
BEFORE RENOVATING





**Home renovations are exciting. However, jumping in to get started without proper planning can lead to mistakes that could prolong the project or make it go over budget.**

Before breaking ground, here are 10 questions that you should ask yourself.

### **Why are you renovating?**

The first thing you should be certain of is the reason for renovating your home. Do you want to add value to the property so you can sell it for profit or increase the rental price? Do you just want to update your home's style? Whatever the reason may be, setting an objective will help you make the right decisions once planning is underway.

Determining your "why" will help you visualise your end goal, keep track of the progress of the renovation and steer it in the right direction.

### **How much is your budget?**

Funding is very important when undertaking a renovation. So, determine your budget before you get started and stick to it. The more precise your estimate is, the better.

Perform some thorough research by talking to your friends who have done a renovation or consulting online forums. Reach out to property experts and get sample quotations for the materials from suppliers. Once you've determined the right budget for your reno, add at least 20% to cover any unforeseen expenses and issues that may arise during the process.

With your budget at hand, you'll know if you have enough money to fund the reno or if you will need finance. Either way, it's advisable to stick to your budget once the renovation is underway. Resist all temptation to divert from your initial plan and you will not blow out your bank account.

### **Will you renovate in stages?**

The next thing to consider is whether to renovate the entire property at once or to break up the project into stages.

This should be easy to answer once you've determined your budget and your source of funding. If you can finance the renovation fully with your savings or with a loan, then do it in one go. But if you don't have the financial flexibility, know that there's nothing wrong with renovating your home in a series of instalments.

You can start with renovating the kitchen or living room, and then tackle the rest of the interior when you are financially ready. The exterior can be dealt with last, after a few months of building up your funds.

### **How do you want your new space to look?**

Before undertaking a renovation, decide on the new design of your home. How do you want it to look like? If you don't know yet, get some ideas on the web (Pinterest is a great place to start) or in home improvement magazines. You can also employ the services of Profound Groups interior designer if you have the funds available.

However, you want to do it, knowing how you want your home to look following the renovation allows you to set your expectations and articulate what you want

## Do you need extra insurance cover?

You might need to arrange extra insurance cover before building work begins, even if your builder has insurance of their own, eg contract work insurance.

If you have a labour-only contract, you might need to arrange the extra insurances Profound Group usually arranges. Find out what insurance Profound Group has, then speak to your insurance company about what else you might need.

## What are council requirements?

Check with your local council about what works require consent, what consents might cost, and whether there's anything in particular you can or can't do. You should also check whether there are any restrictions on what you can do with your property, eg if:

- There are covenants on the title, you might be restricted with what you can build on the site
- You have a cross-lease title, you'll need to get formal approval from your neighbours before making any exterior structural changes
- You have a heritage-listed building, there'll be a strict process and rules you have to follow
- You own an apartment, your body corporate will have rules around what you can and can't do, and the process to follow for different types of renovations
- You have council property, eg a drain, running through your land. this is called an easement. clearing
- Blocked drains — as long as you don't move, repair or alter the inspection or ventilation pipe.

Do you love where you live but your home is now a bit dated or run down? Or you simply need more space? We can work with you to make it modern again!

We can price and build from your own plans or we can work with you to create your own designs. We can also help with suggestions throughout the design process, from concept to design, and product selections.

Once your plans are finalised, we will provide you with a price quotation for your renovation/extension. Your project will be completed with the high standard, attention to detail, and execution that we are known for.

Profound Group are known for our focus on workmanship, attention to detail, and good communication saw us win the 2018 Taranaki Master Builders builder of the year award for the million dollars plus category.

Contact Profound Group today to discuss your next renovation project on 06 757 8888





### **How much time and effort are you willing to invest?**

Aside from the financial burden, a renovation will also require time and effort. Plenty of homeowners miscalculate a renovation completion date, failing to take into account the time it takes to plan, find contractors, source the materials, and schedule the actual work. All of these stages will take a considerable chunk of your time and can leave you sapped of energy for anything else.

Determining how much time you can spare right from the start can help you set the project stages accordingly and significantly reduce your stress levels as you move through the reno.

### **How much professional help do you need?**

Unless you are experienced in construction work, you will most likely require professional help. DIY projects are exciting, can be a source of pride, and will probably save you some cash at first, but if you're not pro the best outcome can't be guaranteed. Some tasks of a home renovation require precision that only professionals are able to perfect.

If you are not adept with tools and hard labour, a DIY project may lead to mistakes, redo's, and a waste of materials and effort. In the end, you may end up spending more.

Getting professional help from renovation experts, like us, will make sure that everything is done correctly and according to plan. It will also save your effort and energy, so you can focus on other important household errands and responsibilities.

### **Do you have a contingency plan?**

Make sure you have set aside a portion of your budget to cover unexpected costs, like rotten floorboards or borer. Your contingency fund should generally be about 10-15% of your total budget.

Also work out what you'll do if things don't go to plan – if timeframes stretch out, will you need alternative accommodation? What will you do if unanticipated repairs use up all of your contingency fund and more.

All homes have their own quirks, but there are some issues specific to different types of houses, or houses built during different decades. BRANZ have a detailed breakdown on all of these types of houses. Think about potential problems when you're planning your contingency fund

### **Are you inclined toward a particular trend?**

Let's get one thing straight: it's rarely a good idea to renovate your home simply to follow a trend. Trends are great for redecorating and swapping out accessories — not for restructuring your home. Renovations are quite costly. You don't want to spend money today, only to renovate again after a few years because the design is already outdated.

Our advice? Go for a timeless design that can accommodate trends in the future. Most modern designs nowadays can count as timeless. Modern homes also have high marketability should you decide to sell. Older more traditional homes have a market for specific property shoppers, but modern homes will probably gain more enquiries.



**PROFOUND**  
GROUP

Exceeding Your Building Expectations

[www.profoundgroup.co.nz](http://www.profoundgroup.co.nz)

06 757 8888