



House Renovation Report

Mike Sample

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EXISTING CONDITIONS

The existing weatherboard single storey house, contains two (2) bed rooms and one study. There are similar houses of similar style and age around this area, however most have been renovated and modernized. At some stage in the past, it has been renovated evident by the new kitchen and open space to the rear section of the house.

Some signs of deteriorated in the timber claddings are visible however the house is in a good condition.



The need for space arises as the family requires extra living and sleeps space. At present the living space is inflexible and tucked in the centre of the house with no direct link to the outside living space (for example: garden)

The positive feature of the site is the slope to the rear giving pleasant view from the interior living space, whilst allow storage and services hidden underside of the floor. Also the size of the land is very comfortable for this extension.

PLANNING CONTROLS

The house is R1Z (Residential 1 Zone), with the proposed alteration and extension taking places to the inside and rear of the house, there is no Planning Permit required, however it is required to comply with Rescode, and a Building Permit is required.

CLIENTS' REQUIREMENTS (Design Brief)

The clients (Mike & Kath) with two (2) young children wish to transform the house! They want to open up the house, to have an enlarged & flexible living area, have a new Kitchen to live, and entertain friends.

In particular they require the following:

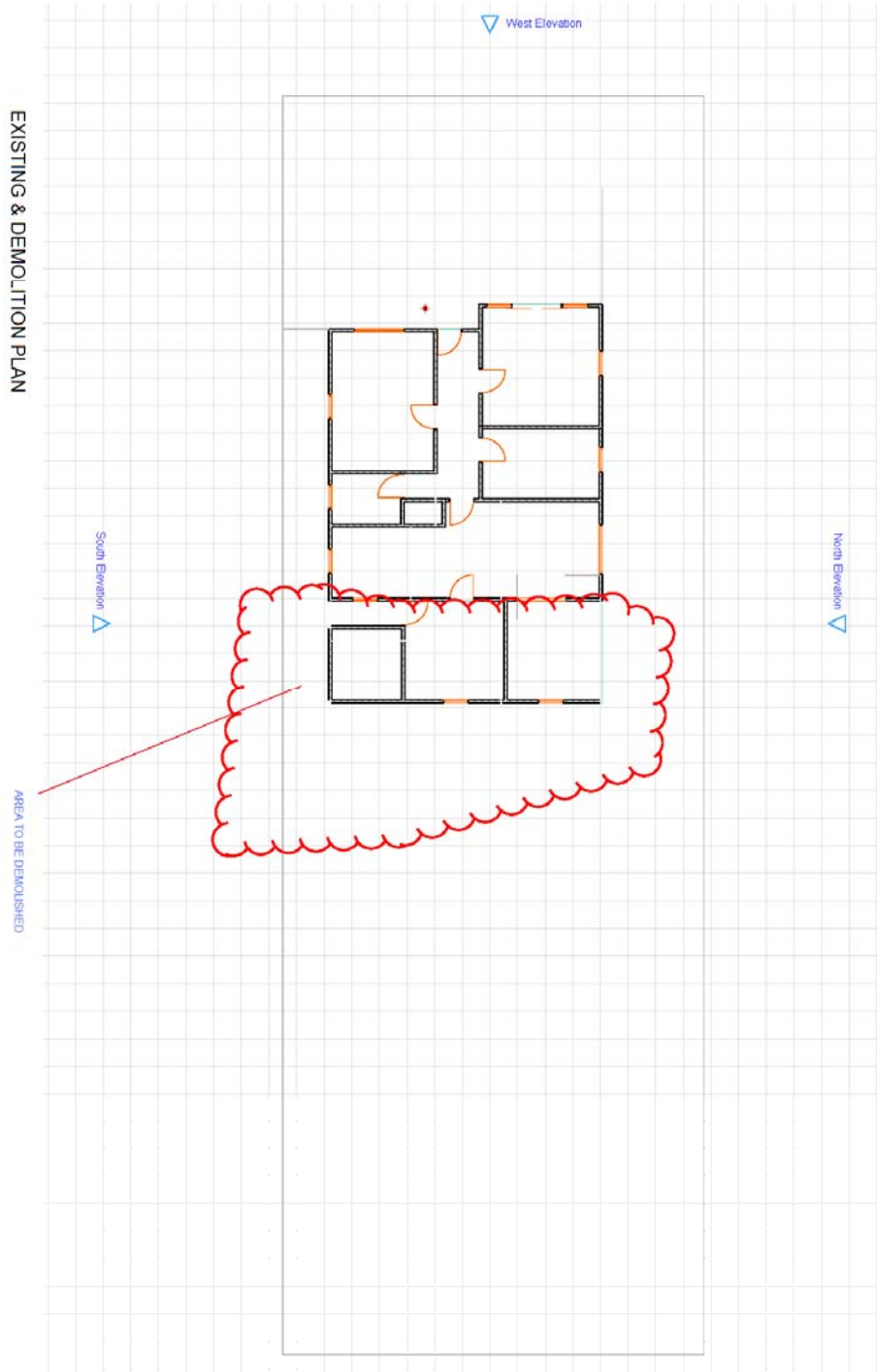
- A large open dining, living and kitchen area opening onto the rear garden.
- A large deck area for outdoor enjoyment & viewing.
- Maximise the potential of the north facing rear garden area.
- The latest modern kitchen
- 1 Master suite,
- 2 Bed rooms,
- 1 Laundry
- 1 Dining / Meal area
- Play area, and
- A powder room.

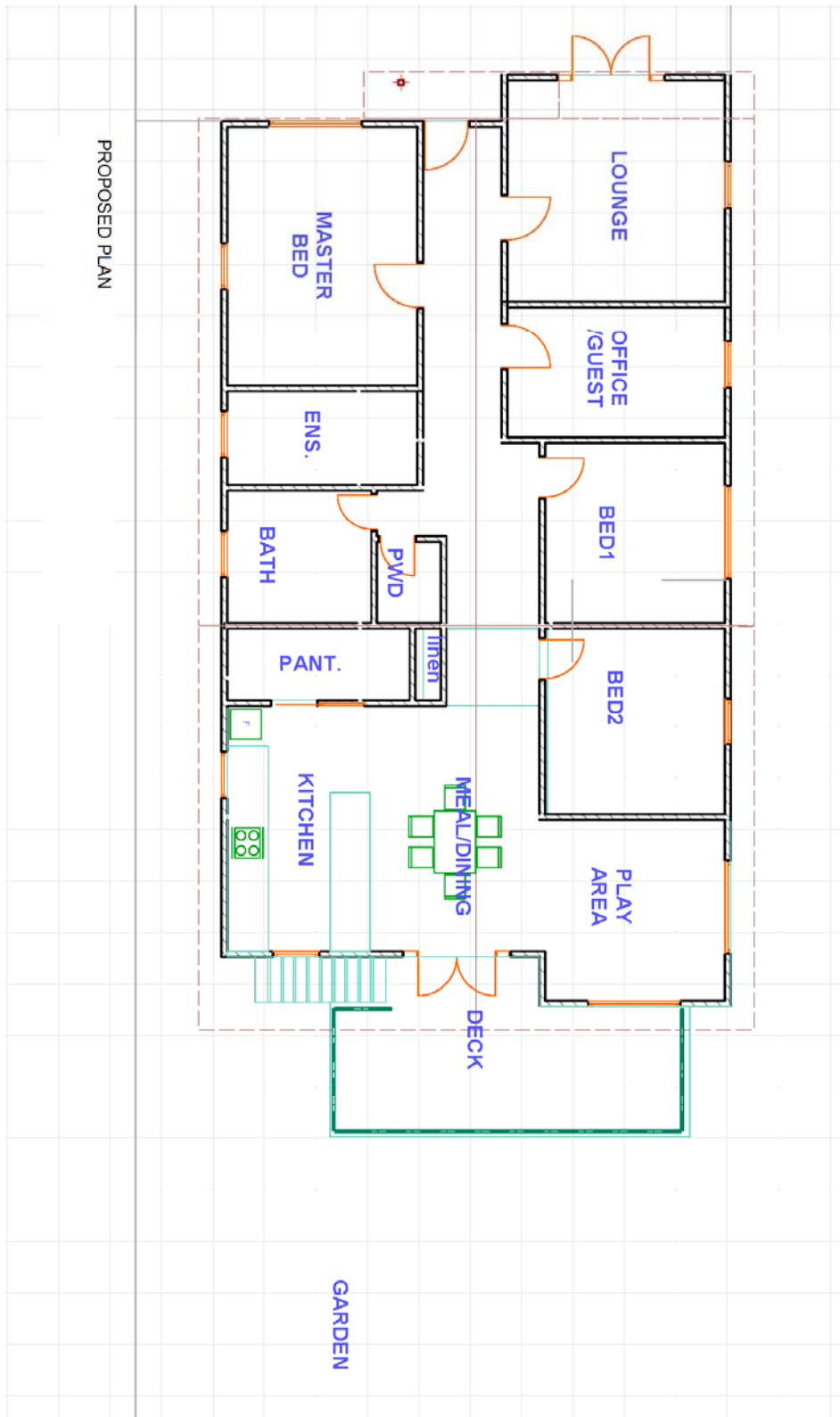
DESIGN FEATURES (refer to attached sketches)

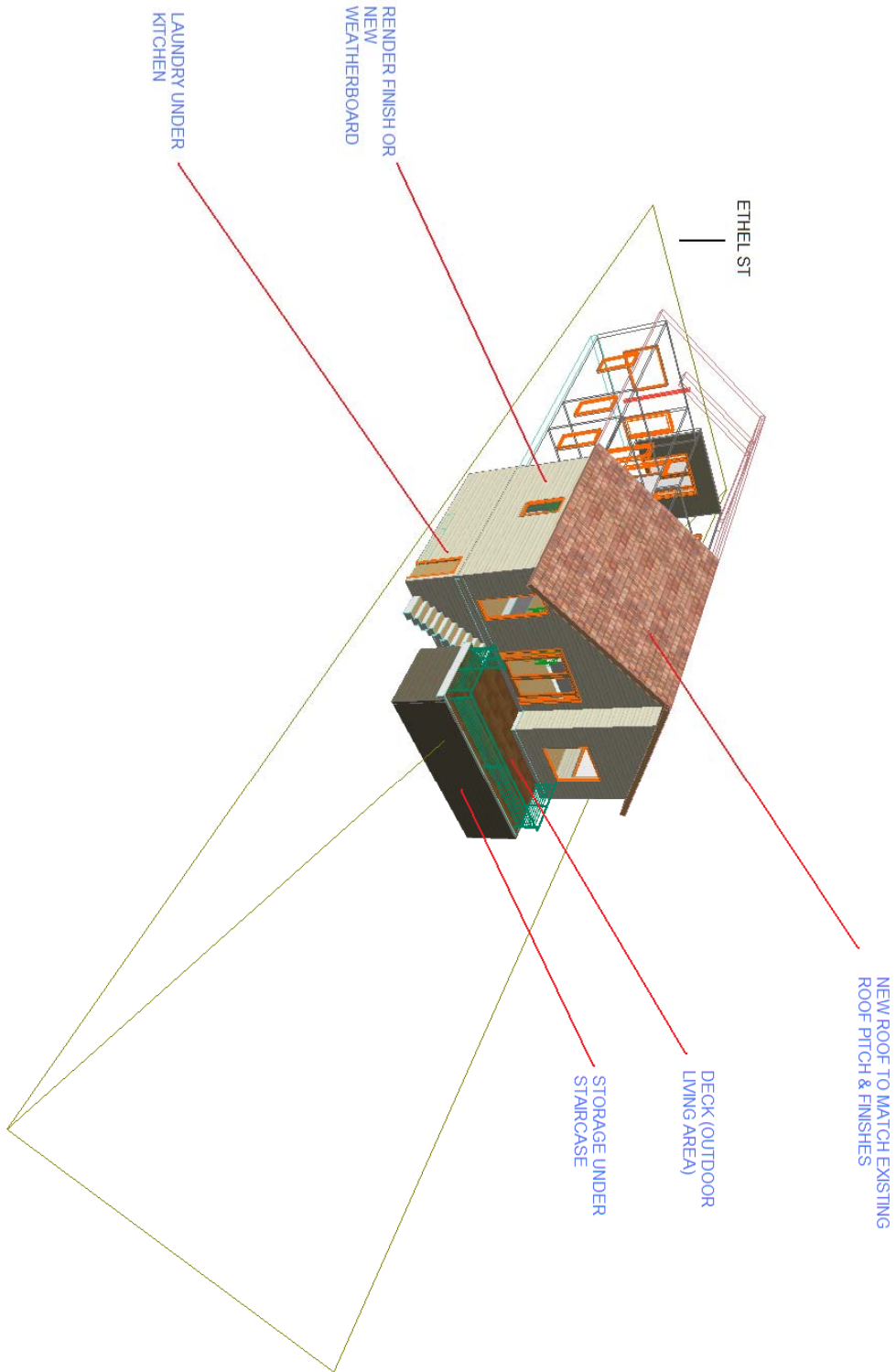
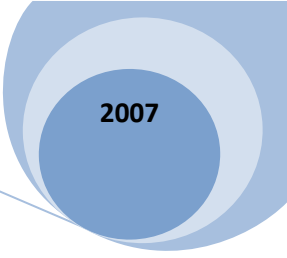
The main features of the design are:

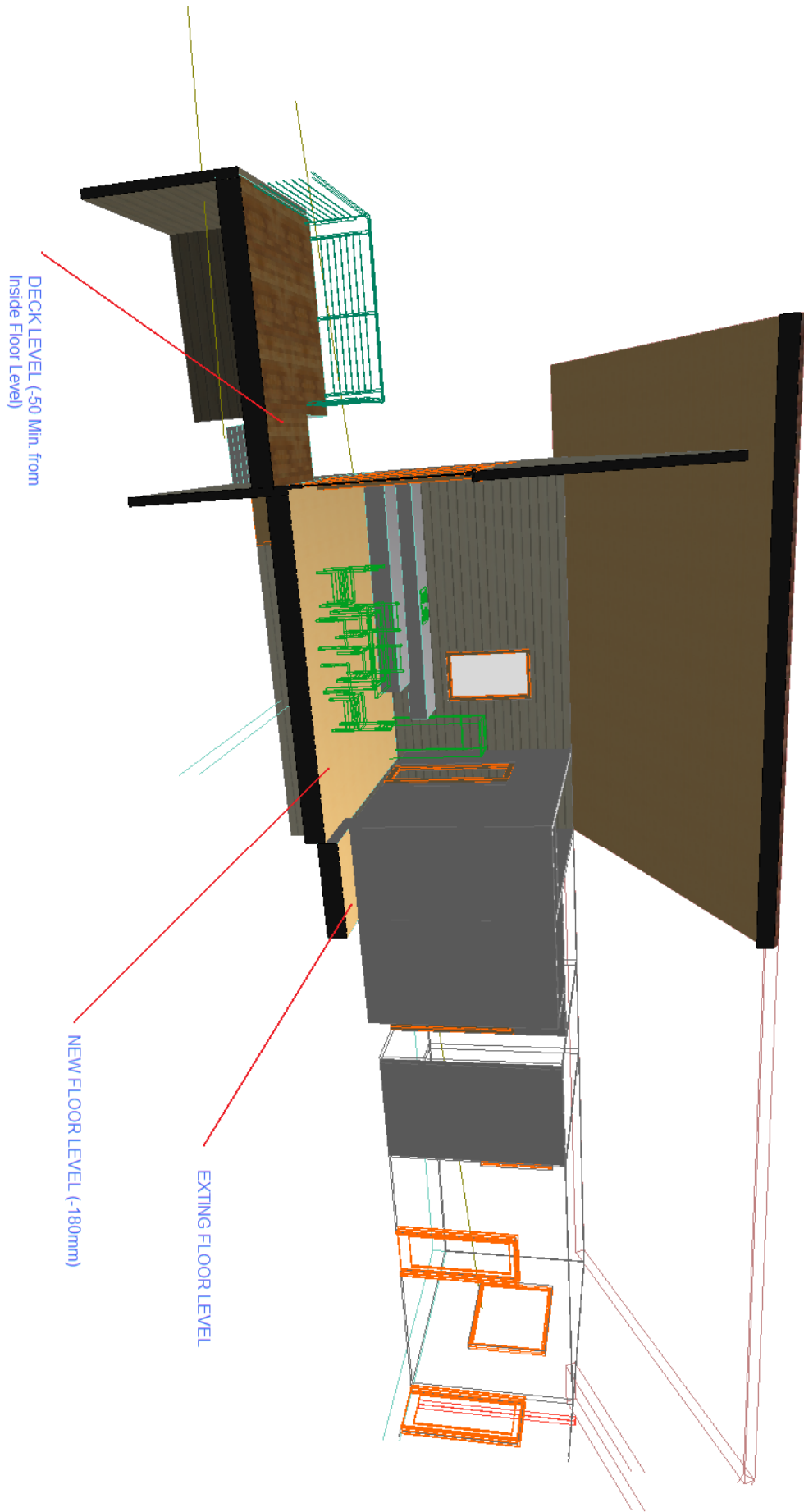
- Remove the cluttered office and laundry.
- Create the Dining and Meal area to the rear of the house linking to the open deck. Provide a large opening to allow access and light to the living area through a French doors or bifold doors.
- Remove the cluttered office and laundry.
- Open up all the Dining / Meal area to the rear opening living space. Provide a large opening to allow access and light to the living area via new French door or bi-fold doors.
- The new kitchen located at where the existing kitchen to be removed, to utilise the existing plumbing & gas connections. The layout of an island bench so that there will be no dead space of a corner cupboard under bench. Cupboards and joinery will have sleek modern lines. A pantry is also provided.
- Outdoor Deck Area (Out door living area) directly off the Living area will be of timber deck or similar material.
- Low energy design features include solar hot water collector and rainwater tanks will be discussed.

THE PROPOSED CONCEPT









PERMITS

Building Permits will be required.
5 Stars Energy Rating will also be required.

THE PROBABLE COSTINGS

The probable costing outlined represents an opinion of building costs only which can vary considerably depending on:

- Materials, fittings and fixtures chosen.
- Extent of client involvement.
- Type and method of construction.
- Commencement and duration of the works.
- Seasonal building market conditions.
- Size and competence of the building firm chosen.

This estimate is based on floor area rates and previous projects and is not an elemental or detailed estimate. An estimate of this nature can be provided by a Quantity Surveyor and would normally cost in the order of \$500. It is not possible to provide an accurate estimate at this stage due to the preliminary nature of the documentation.

I recommend the most efficient and cost effective method of building is by obtaining competitive tenders from several reputable Builders based on Working Drawings. The following cost estimates represent a likely range of costs based on the enclosed feasibility drawings (It is not a guarantee of actual costs)

	Low	High
DEMOLITION	\$8,000.00	\$15,000.00
INTERNAL ALTERATION WITH THE EXISTING HOUSE	\$10,000.00	\$12,000.00
NEW KITCHEN & BATHROOM	\$25,000.00	\$35,000.00
NEW EXTENSION	\$50,000.00	\$70,000.00
NEW DECKING & STRUCTURE	\$5,000.00	\$7,000.00
TOTAL	\$98,000.00	\$139,000.00

These estimates are provided for budgeting purposes only and may vary according to the final scope of work. It is best to assume the costs will be at least in the mid-to higher end of the estimate for the purposes of budgeting.

If the cost exceeds the current budget, it may be possible to identify parts of the project that may be deferred until funds become available, and if that is not possible it may be necessary to reduce the scope of work.

Note: Replacing all cladding to render finish is excluded from this estimate.

SUMMARY

The attached drawings are based on approximate measurements and do not constitute exact measured drawings. They do however represent a reasonably accurate portrayal of existing conditions and a schematic design proposal that could form the basis for final sketch plans.

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5th April, 2008

SUMMARY – WHERE TO NEXT?

If you wish to proceed with this work, we would be pleased to document these works for obtaining quotations and Building Approvals.

We would be more than happy to help you with the following phases of the works if required as previously proposed fees.

You will also require the services of a Structural Engineer for that aspect of the works, which we can organise on your behalf.