



## HOUSE RENOVATION REPORT

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FOR  
CLIENT NAME

**123 ABC STREET  
SUBURB**

SEPTEMBER 2003

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## CONTENTS

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1. INTRODUCTION
2. THE BRIEF
3. ARCHITECTURAL CONCEPT & DRAWINGS
4. PROBABLE COSTINGS
5. SUMMARY

## 1. INTRODUCTION

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In this report I will show how to best achieve your intentions and goals for your home whilst ensuring that its best aspects are optimised.

After inspecting the house and site, and talking with you at some length I am confident that you will find the proposal in this report will form the basis of the works that you are about to carry out.

As we have discussed, my role is to interpret your requirements whilst ensuring that good planning is addressed and optimised as far as possible. This ensures your substantial investment in both lifestyle and financial terms is protected and enhanced for the future.

## 2. THE BRIEF

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I have summarised your planning brief as follows:

- Provide 3 Bedrooms plus Study
- Orientate Living Areas toward open space to the south
- Improved Entry
- Relocate Kitchen for more efficient operation
- Layout not to unnecessarily disturb existing Deck at rear
- Initial layout to accommodate rear Deck, upgraded Kitchen and 3 Bedrooms.
- Planning to accommodate 2 car accommodation, but Carport is acceptable
- Improve Laundry layout.
- The budget should not exceed \$100,000 if possible.
- Extensions to be modern and contemporary to give the house a fresh look

### 3. ARCHITECTURAL CONCEPT & DRAWINGS

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The design concepts are illustrated by the drawings as follows:

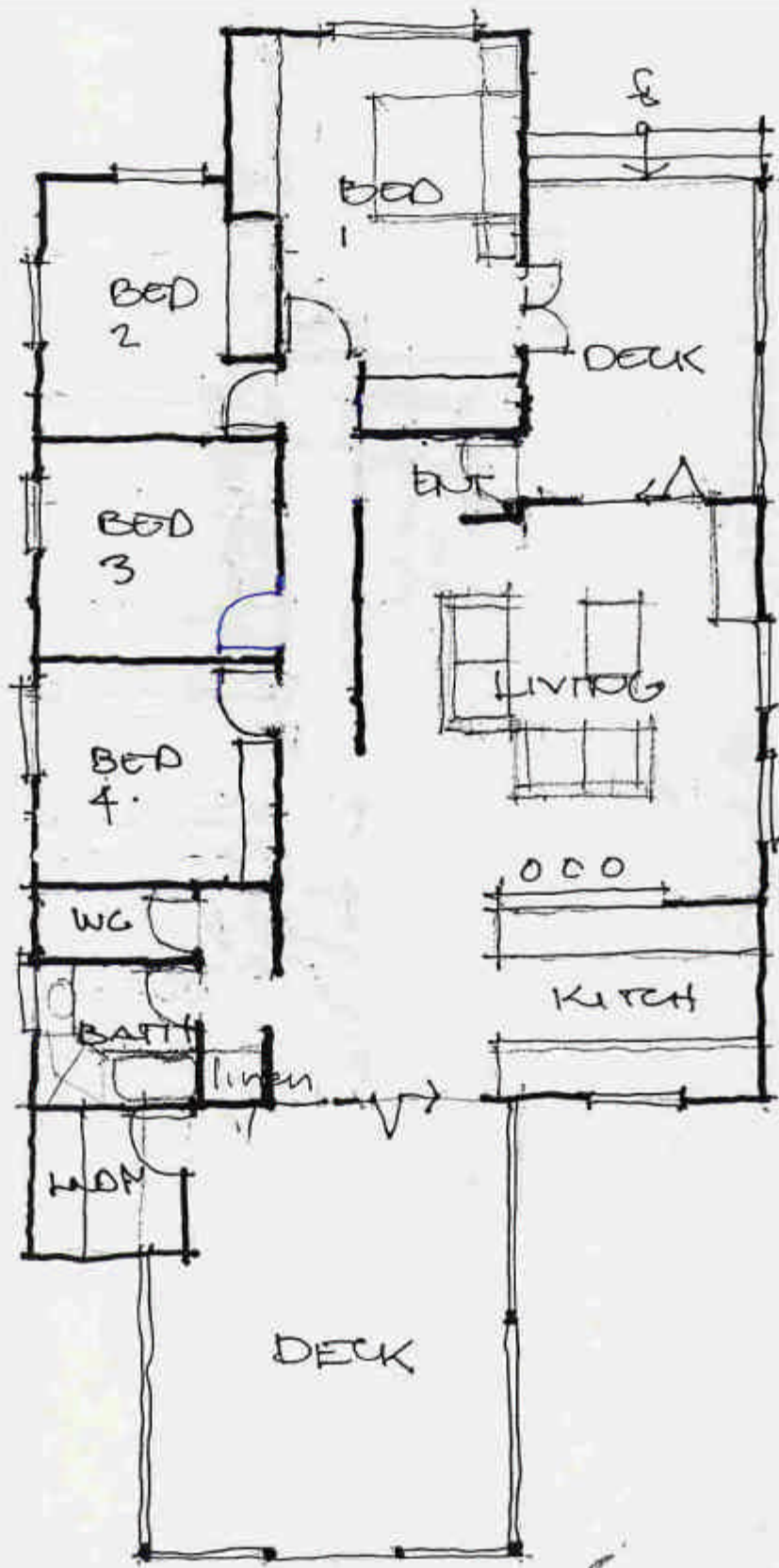
- **EXISTING FLOOR PLANS**
  - These drawings illustrate the house as it is presently.
  
- **PROPOSED FLOOR PLANS & EXTERNAL VIEWS**
  - The proposed floor plans show the new features as outlined in the brief.
  - The external views show the difference between the existing and proposed house. The views are not detailed renderings but show the massing and possible roof treatment to suit the house.

#### **SUMMARY**

The proposal involves providing an extension that makes good use of the existing house and the site. The proposal would be a significant improvement on the current house and address your brief in an appropriate and cost effective manner.

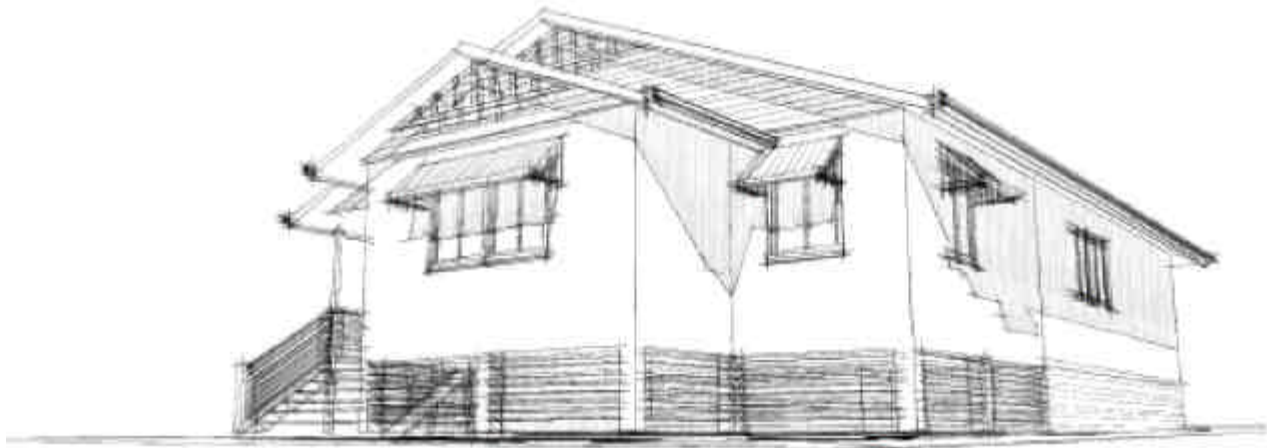
The proposed alterations would be contemporary and modern in appearance to give the house an aesthetic makeover.

Properly designed and built, the works proposed should appreciate the functional and financial worth of your house.

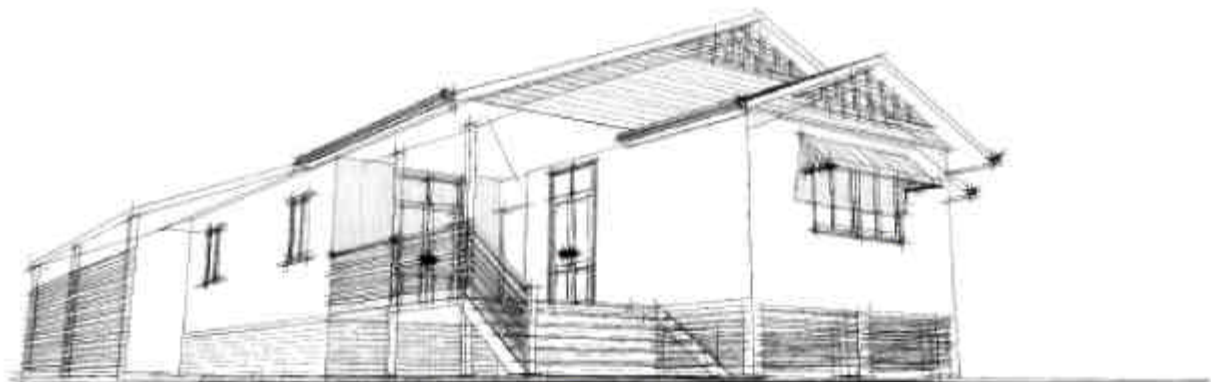
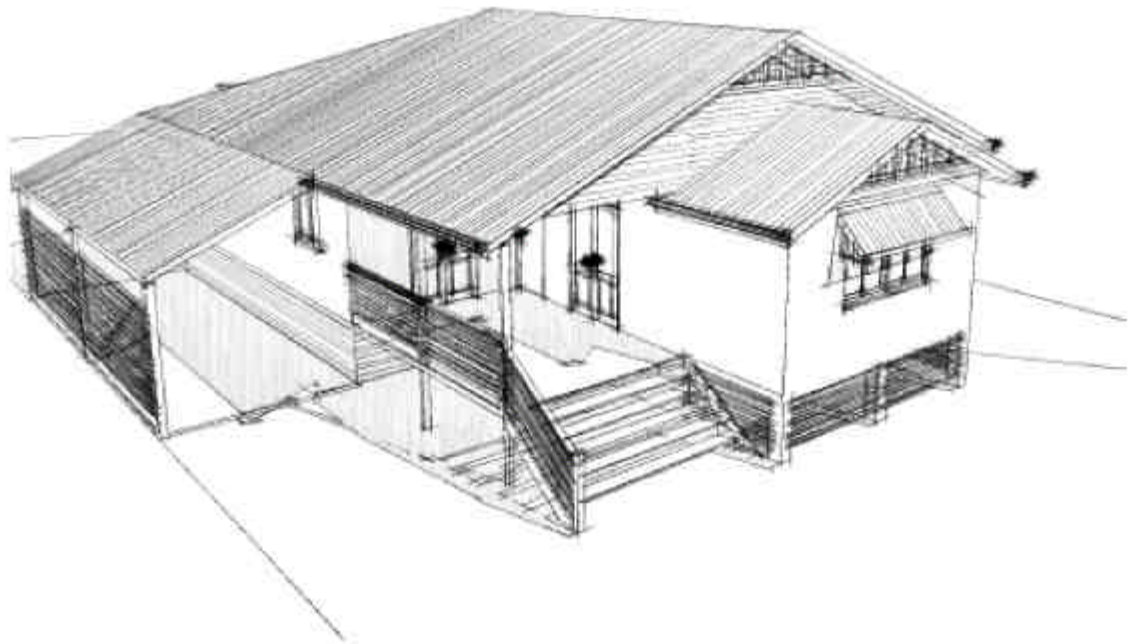


FLOOR PLAN - PROPOSED  
 1/100

123 ABC STREET, SUBURB



VIEW FROM NORTH - EAST



VIEWS FROM SOUTH-EAST

123 ABC STREET, SUBURB

#### 4. PROBABLE COSTINGS

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**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 Architect prepared 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)**

	<b>Low</b>	<b>High</b>
ENCLOSED EXTENSION	\$20,000.00	\$25,000.00
FRONT DECK	\$12,000.00	\$15,000.00
INTERNAL ALTERATIONS	\$12,000.00	\$15,000.00
NEW KITCHEN & BATHROOM	\$25,000.00	\$35,000.00
NEW CARPORT	\$15,000.00	\$20,000.00
<b>TOTAL</b>	<b>\$84,000.00</b>	<b>\$110,000.00</b>

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.

## 5. SUMMARY – WHERE TO NEXT?

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

I would be more than happy to help you with the following phases of the works if required in addition to the above:

- Design Development Phase
- Documentation Phase – preparation of working drawings, specification, selections of materials and fittings.
- Calling, assessing and letting of tenders and preparation of a contract for the works.
- Contract Administration Phase – including site instruction, certification of progress claims and clarification of documentation if required.

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

I would be pleased to discuss and further develop the merits of this scheme and provide an indication of my fees for the above works.