

7 COMMON MISTAKES THAT PEOPLE MAKE

When you purchase the property without Building and Termite Inspection Reports

Often, not doing your homework thoroughly in the first place can result in time and cost. Trying to save initial costs associated with thorough building inspection and pest inspection for termite can prove expensive. In absence of these you may discover that there are building defects and unauthorized construction that you were not aware of, it may cost you a lot of time and effort towards the repairs and rectifications.

If you consider renovating a property with a layout that does not suit your lifestyle, is not structurally sound, does not have the right northerly aspect, solar access, orientation and site slope to address the stormwater issues.

When you save on fee of engaging a qualified professional

Spending time and money on design is always a good investment and getting a professional input from an architect can be most rewarding and satisfying, particularly on more challenging sites. An architect will present the options you may never have considered and help you get the most for your budget. However people often try to cut costs and consider it as merely a drafting job thus engaging drafting agency or a building contractor. This often results into loss of time and money in the long run as inadequate and not fully resolved design in site context results in delays at approval stage and then at construction stage due inadequate and documentation.

When you have not assessed your requirement and budget

Whether building a new home or renovating people often start working on large house plans without giving a thorough consideration to your lifestyle, needs and budget. When renovating, sometimes removing a wall or adding a skylight to bring more natural light might be more beneficial than adding a room. Think of site and how to maximize its potential through good design. A good extension whether to the rear or upper floor improves any home as it adds value to the property and the streetscape. A poorly conceived, cheaply constructed addition is not worth building as it is an eye sore to the streetscape.

When you have spent thousands, renovating your kitchen and bathrooms first

Often, people spend large amount of money on fixing their kitchens and baths first, without giving a consideration to the need for a professional advice to prepare a master plan for the house first. When they consider extending or reconfiguring the house layout later, they realize that the kitchen or the bathroom that they renovated need to be relocated.

Not checking the builder's credentials before engaging a builder

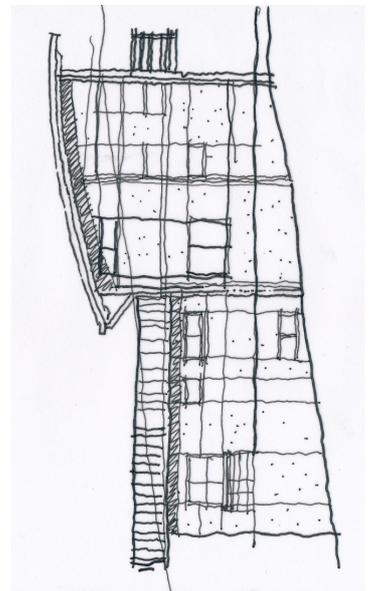
Prior to engaging a builder it is important that you thoroughly check the currency builder's license with Department of Fair Trading. You should also take three references from the builder for the recent works that he



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Taking architecture to



has done. Arrange time to talk to those who have engaged him before for his quality of work.

When you get the builder to quote on inadequate documents and specifications and then sign contract

When you approach a builder to quote the price for your new home or renovation project, you must have a complete set of documentation and specifications, clearly specifying the scope of work, building materials, fittings fixtures and finishes, professionally prepared by your architect. However, when the builder quotes you a price on very basic set of plans that are inadequate and fail to provide full construction details and building specifications, you are attracted to the initial low price and you sign the contract agreement with the builder. You only realize your mistake as the project progresses and then the builder begins to charge you for 'variations' in contract the price as those items were not documented in the contract.

When you do not allow sufficient funds for contingencies in your budget

It is not uncommon that people commence work on building new homes or commence renovation without allowing sufficient funds towards contingencies. Particularly if you are renovation a 50 years old house, you should allow sufficient funds towards contingencies that may arise from latent, unforeseen items such as re-wiring, re-plumbing or fixing the old sewer line, insulation or sarking in roof, removing asbestos or replacing the damaged floorboards etc.

When seek advice on renovation from your local real estate agent

It is accepted fact that the real estate agents have their vested interest in selling the properties. It is not unusual if your local real estate agent suggests you to sell and move out to another property rather than renovating the house.

When you do not check with council in the first instance

It is not unusual that councils often receive development applications for properties that are in Conservation area or are next to heritage listed property next door yet there is no design consideration. It is always good to keep up to date by making preliminary meeting and discussions with the planning officer in your local council.

When people consider going as 'Owner Builder' to save money with no prior experience in building

It is important that you thoroughly assess your knowledge in the building industry and available time before considering this option. Attempting to save money, often people with no prior formal experience in building construction industry decide to become 'owner builder'. With inadequate time at their disposal and not sufficient experience in managing the tradespersons and subcontractors, it is matter of time before you realize that it might be more time consuming exercise than you had originally imagined.

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