

# BRISBANE'S LEADING HOME RENOVATION AND EXTENSION SPECIALISTS

ESSENTIAL RENOVATION CHECK LIST



# THANK YOU FOR CONTACTING US

Urban Scene Construction specialises in building high quality renovations and extensions on Brisbane's Southside and inner city suburbs.

Renovating to create your dream home can be an overwhelming experience, so at Urban Scene Construction we want to guide you through the whole process to ensure your experience is stress free and enjoyable.

Here are some essential points to consider before you start to build, we believe these are vital to the success of any builder and homeowner partnership and why we are your leading home renovation and extension specialists.



# 1

## CHECK THE REPUTATION OF YOUR BUILDER

It is important to research your builder and to find the right building company to work on your type of project. You need to take into consideration whether or not the builder has a good reputation and if they are respected for their quality of work.

When extending or renovating your home, it's important the builder is experienced and capable of carrying out the type of work involved with your renovations and extensions. Renovating a home is vastly different to building a new home. The best referrals are those from previous clients so check testimonials and ask to see projects that they have completed that are similar to your project.

Do your research first and only select builders that are of the same calibre, you will be able to narrow the field once you have talked with them and understand their processes and what they have to offer. It is also wise to choose a builder that you are comfortable with, that their communication is aligned with your personal values, positive relationships lead to positive outcomes. You will know if they are the right fit and the builder for you.



# QUESTIONS TO ASK THE BUILDER

## A) WHAT IS YOUR BUILDING CONTRACTOR LICENCE NUMBER?

If the builder is a company they need a company builders licence and the company needs an aligned nominee who is a qualified builder. A nominee might not be the director of the company but an employee or partner. Ask for the licence and check it out at [www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au). At Urban Scene Construction Jason O'Neill is a qualified builder, the nominee and director of his building company Urban Scene Construction.

## B) WHAT INSURANCES DO YOU HAVE IN PLACE?

Make sure the builder has public liability for a minimum of \$10,000,000. A good builder will provide you with a copy of their Business insurance policy as well as provide you with a Certificate of Currency for your specific job whilst under construction once the Contract is signed. Construction insurance covers the cost of the building works up until handover to the owners. We suggest you advise your current insurer you are undertaking a renovation as they may need to discuss your current policy options with you. Whilst the builder has insurance for the building works you will still need to have your own insurance in place for your house for the duration of the works.

## C) HOW MUCH DEPOSIT DO YOU NEED?

Maximum deposit allowable by law is 5% and this will be in any home building contract. This question will check the integrity and knowledge of your builder.

## D) CAN WE WORK TOGETHER?

Building a home involves participation by many different parties and clear communication is an essential part of a smooth building process. It is really important that your builder can communicate clearly with you as the client and listen to your needs. This will also give you confidence that they do the same with all of their team including tradespeople, contractors, employees, engineers, building designers and certifiers.

You should be able to get a 'feel' if a builder is a good communicator at your first meeting. You will be dealing with them for many months of the building process so it is important to feel confident that you can talk openly to them.

## E) WHO WILL LOOK AFTER MY PROJECT?

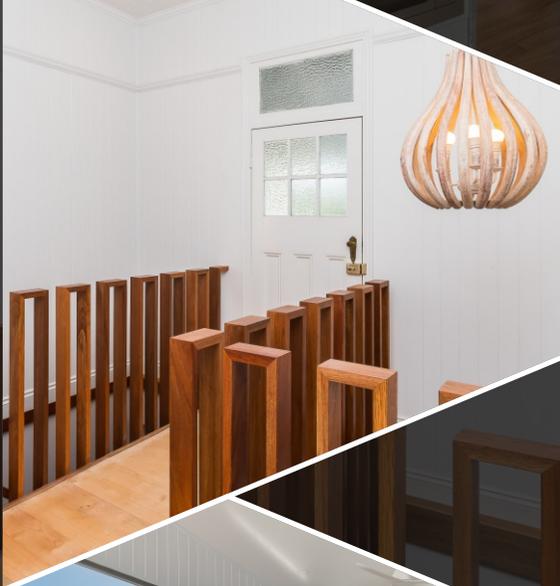
Many builders and building companies appoint a supervisor, they themselves are no longer "on the tools" and the supervisors are not either, most site supervisors are there to oversee the project and are generally appointed to several projects at any one time. At Urban Scene Construction you can have the confidence that our Director is YOUR BUILDER, Jason works on site throughout the duration of the build, and is "on the tools" providing you with his hands on expertise, he is a direct liaison with you and with all of his trades on site.



## F) WHAT IS THE WARRANTY PERIOD FOR MY RENOVATION?

With any project, whether this be a renovation or new build, there is a structural warranty period of 6 years 6 months, this falls under the QBCC Home Warranty Scheme and all builders are required to pay the levy on behalf of the client, this fee will be built into your Contract price and paid by the Builder at time of Contract signing. You will receive a copy of this insurance documentation directly from the QBCC once it has been paid.

You also have a 12 month non structural warranty period for all building works, we are always here.





## 2

# PLANNING AND DESIGN

If you're extending or renovating your home and you want to make it special, this is where it starts. Don't cut corners on planning and design. You want an expert Building Designer that specialises in what you want to build. Design and planning are a critical part of any renovation project.

We get many clients coming to us with completed plans and a budget that does not match. Unfortunately many Building Designers don't know what their designs actually cost to build. A builder can guide you so you know your limits before you spend thousands on plans and documentation. When we are approached by clients that have already obtained their own plans we happily provide a cost for the build, we are honest and realistic in our appraisal regardless of what you may have been told it is going to cost by your own Building Designer, should this be outside of the original budget we happily work with you to achieve a desired budget figure.

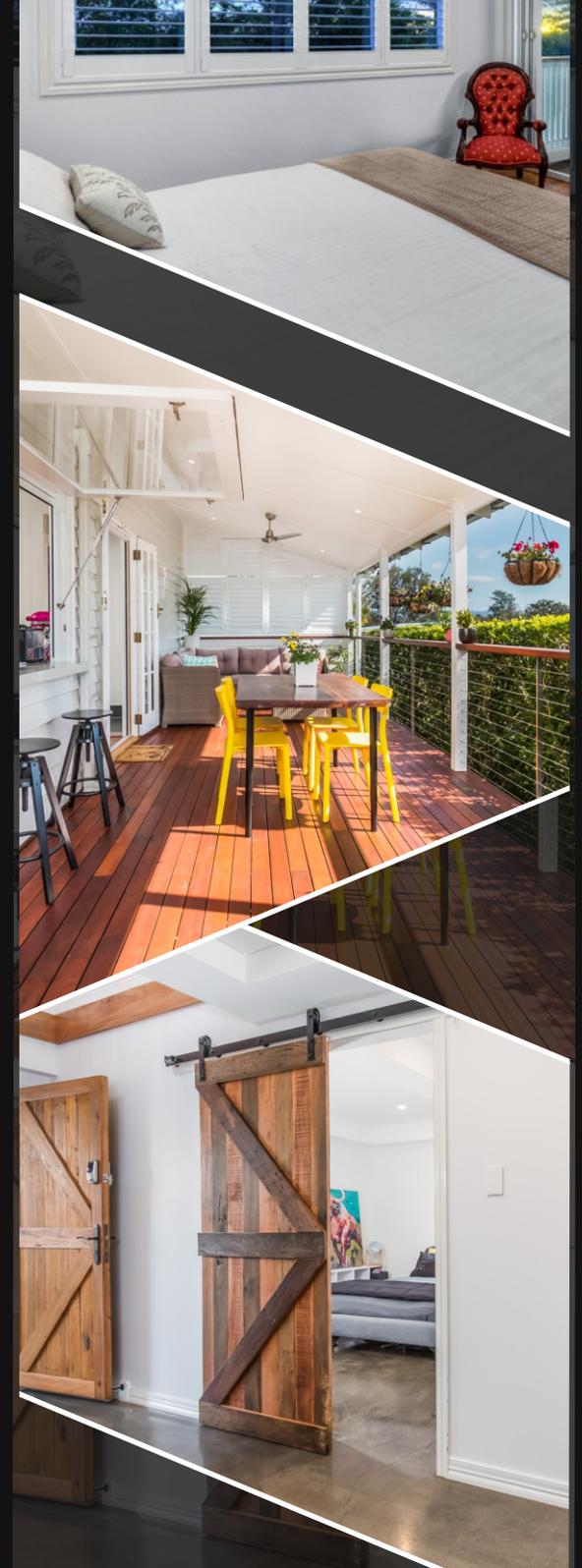
When you choose to design, plan and build with us we work with you to make your dream home a reality.

# WHY YOU WANT A QUALIFIED BUILDER TO HELP YOU PLAN AND DESIGN YOUR RENOVATION

Unlike new builds, house renovations involve existing structural issues and constraints that need to be identified and considered when planning your project. Ask your builder to work with you and your ideas to give you a practical and cost effective solution to start and complete your home renovation on budget.

Planning is an integral part of the building process. Spending the time and effort at the planning and design stage will ensure that you achieve the 'look' and 'feel' that you are after in your dream home and for your lifestyle. When the project starts construction, the building process will run much smoother as the majority of material and product choices have already been made.

We work closely with several Building Designers selecting the one that is right for your project, we work directly with you and the design team during the concept stage, developing a design for your home extension or renovation and taking into consideration the orientation and aspect of your land and existing home, working with you to achieve your wish list whilst still being mindful of your budget. You will save time and money through our knowledge gained over many years in the industry and our experience assisting clients to potentially point out any building constraints that need to be considered to enable a smoother stress free build.



# 3

## ENGINEERING

Engineering is another integral part of the building process. This is not often thought of, but every home that is undergoing a major renovation needs engineering plans, even minor renovations may require an engineering design to ensure the success of the project.

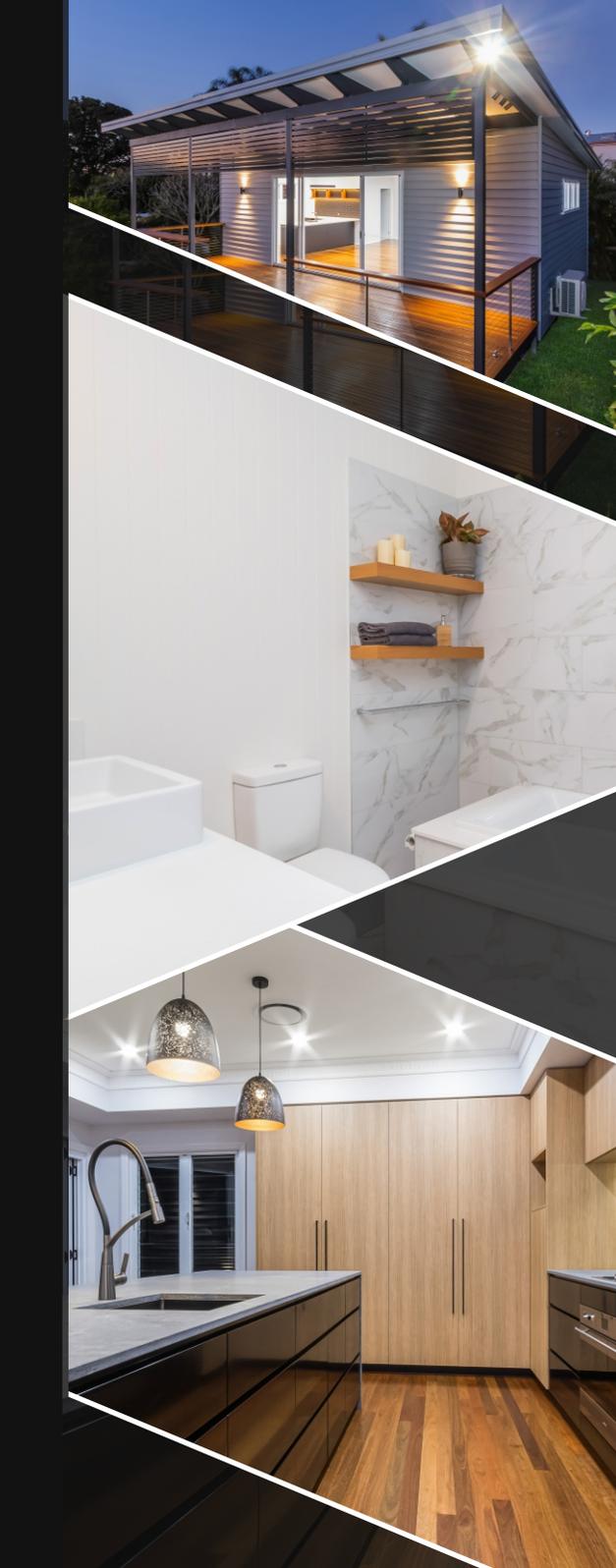
Using an expert engineer for structural design is not only imperative to longevity and quality it can also save you lots of money.

Your builder must have a complete understanding of intricate plans and be able to communicate freely to the engineer in his terms. The Building Designer supplies plans on the look and dimensions but the engineer supplies the plans you need in order for the builder to build it.

We work closely with our Engineer and have done for many years, their knowledge and expertise is invaluable, at concept stage we make sure our engineer sees the design, we discuss design constraints and site specific elements of the home, this enables us to further assist our clients by identifying and eliminating any concerns at the outset.

By having your Builder, Engineer and Designer working together in the early stages of planning you can be sure to have the best possible outcome in regard to structural design, livability of the home and the most cost effective way of achieving the desired final result.





4

## QUALITY OVER PRICE

Determining a budget for your project is essential. It is in your best interest to let the Builder know what budget you are hoping to achieve on your project. When Builders are pricing your job, they should give you a detailed quote listing all of the inclusions and exclusions. The fixtures and fittings should all be listed or a prime cost allowed for. It is important when comparing prices between builders that you are comparing apples with apples, that is, realistic choices and pricing that meets your requirements.

Be wary when shopping for price and not for product, a large percentage of all home owners chasing the lowest price end up spending more than what they would have spent elsewhere with their preferred builder.

5

## QUALITY OVER QUANTITY

At Urban Scene Construction we believe in quality not quantity. Renovating your home is one of the most important and emotional investments you will do in your lifetime. You need to make sure that the quality and finish of your new home exceeds your expectations. We undertake a limited number a projects per year so we can ensure you get the best results possible.

# 6

## CHECK THE TIMEFRAME FOR THE BUILD

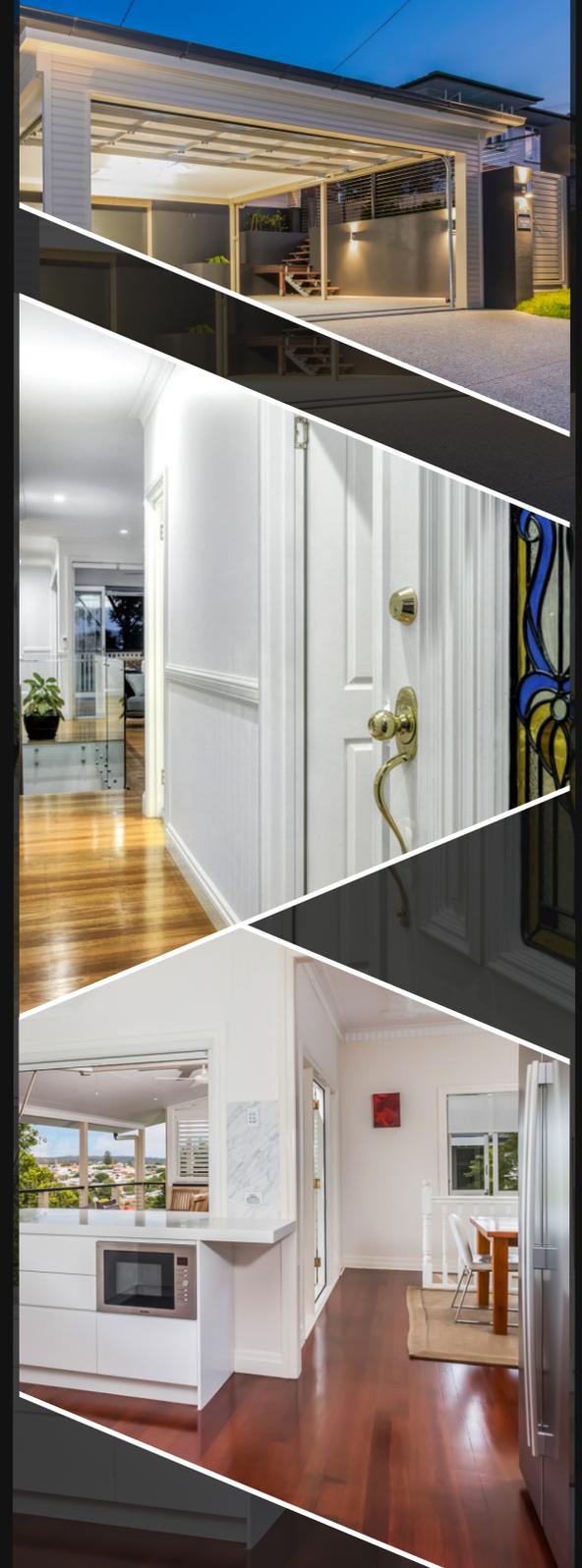
A good builder can work to a schedule and provide you a timeline at the beginning of the project. They will let you know when important decisions need to be made and set selection dates for you. Understanding the duration of the project is essential especially if you need to relocate for the works to take place. The start and end date of the project should be outlined at time of Contract.

# 7

## CHECK IF YOU NEED TO RELOCATE

Each renovation is different, with most major renovations you will most likely need to relocate for the duration of the build but this may not be the case with smaller renovations. Be aware of builders that advise you do not need to relocate as part of a major renovation without having a proper discussion. You and your families safety and lifestyle is important so know what will be required of you at the start and what you are up for.

If you are required to relocate you may have the opportunity to stay with family or friends, if this is not the case you will need to factor the cost of renting a property for the term of the build.





## 8

# CONTRACTS

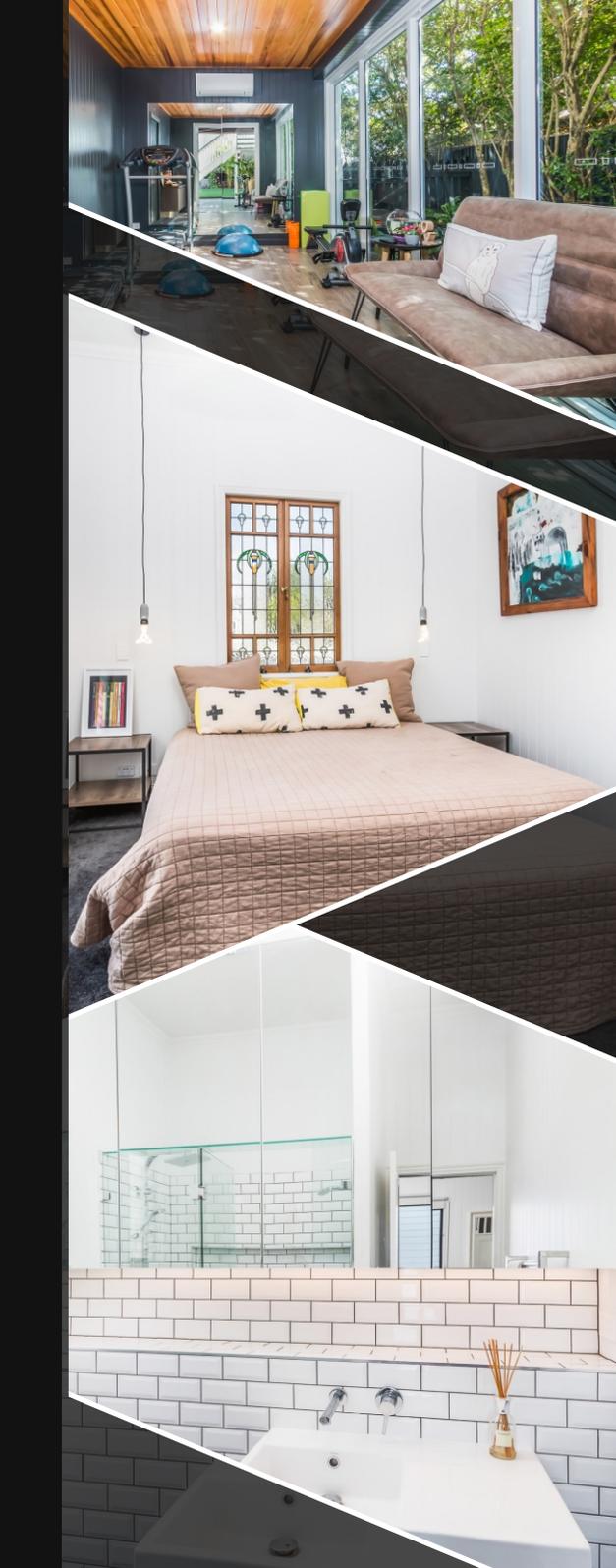
Once you have decided on a builder whether this be for a design and build project or you have already got your own plans, before your project can commence you will need to sign a Residential Building Contract. Beware if a builder uses their own 'custom made' contract.

Housing industry bodies such as the Master Builders Association (MBA) and Housing Industry Australia (HIA) all have standard contracts for their members to use that protect both the builder and the home owner. Their documents have been drafted by lawyers and updated over many years as legislation has changed. Urban Scene Construction are proud members of both the MBA and HIA, we are best practice builders and use the appropriate contract for your project. You will be guided through this Contract at time of signing.

## 9

# VARIATIONS

Find out what happens if you change your mind on items during the build. A professional builder will give you a quote on the price increase or reduction for the variation and then document this for you to sign. There is a margin or cost on all variations, which should be explained to you at the time of Contract signing.



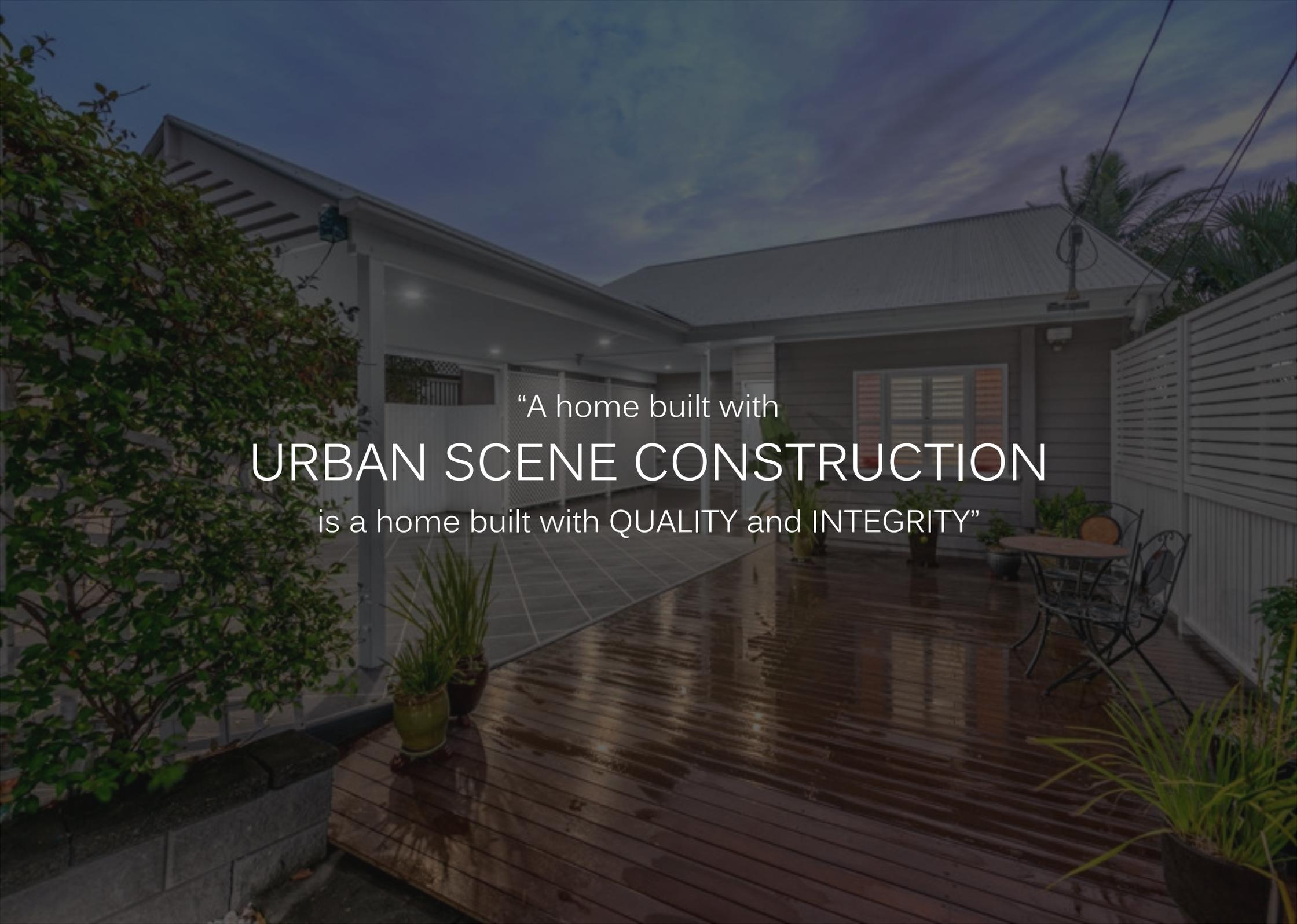
10

# SELECTIONS

Making your selections is one of the most exciting parts of renovating, you get to choose what will make your house a home, a place where you can relax and enjoy your space with family and friends. At Urban Scene Construction we only deal in custom made cabinetry, designs are created to your specifications and nothing is bought off the shelf. We are aligned with some of the most reputable suppliers in Brisbane, they are market leaders in their field of products and product innovation. You will have access to all of our suppliers and partners to help you create something that is unique to you and your style. Always check to see who your builder is aligned with and what they can offer you. You want your selection process made easy.

Researching and understanding these aspects will take time but once you have done this you will be better informed on the choices you can make in creating your dream home and more confident in choosing the right builder for you.

To learn more about the work we do, give us a call on 07 3324 9992 and experience the Urban Scene Construction approach to home extensions and renovations. We would love to hear from you to discuss how we can help you create the home you have always dreamed of.

A photograph of a modern home's outdoor area at dusk. The scene features a wet wooden deck in the foreground, reflecting the ambient light. To the left, there is a covered patio area with a white lattice fence. In the background, a house with a corrugated metal roof and a window with shutters is visible. The sky is a deep blue with some clouds. The overall mood is serene and modern.

“A home built with  
**URBAN SCENE CONSTRUCTION**  
is a home built with **QUALITY** and **INTEGRITY**”

Want to ask us some questions or see more before and afters?

**CALL US** to make an appointment.

Urban Scene Construction Pty Ltd  
16 Lloyd Street, Camp Hill Qld 4152

P: 07 3324 9992

E: [build@urbansceneconstruction.com.au](mailto:build@urbansceneconstruction.com.au)

Director Jason O'Neill

M: 0403 279 220

QBCC licence No. 1080019

 /urbansceneconstruction/

 /in/chantal-bruce-6813393b

 /urbansceneconstruction/

 /build0273/

 /business/urban-scene-construction-1/camp-hill

