



Case Study

Client Name: Camille Aymes and Eric Saint Andre

Suburb: Clovelly, Sydney

Home: Unit

Background



Camille and Eric are a young couple from France who decided to settle in Australia 5 years ago. The couple were renting an apartment in Clovelly. They recently purchased an apartment in the same block they were renting. Their new apartment was on the top floor with sweeping views of the Clovelly coast line. This apartment had been tenanted for many years. The couple felt the apartment was old, dirty and generally unliveable in its current state. It required a complete makeover.

Client Needs

Camille and Eric had several requirements for their renovation project.

At time of settlement on the purchase of the apartment, Camille had just given birth to their first child. So you can imagine, they needed the renovation completed quickly. From the time they received the keys to their new apartment, they had a deadline for their renovation of 6 weeks.

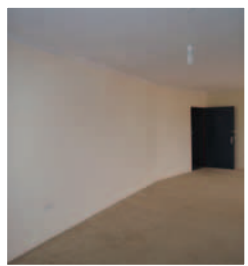
The makeover not only had to be completed on time but within the couple's budget. However, they wanted to ensure they received value for money: optimising the stylishness and the quality of the materials and finishes for the apartment's European-style makeover.

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The Solution

The entrance to the apartment opened up to a large living area. The ceiling was textured with vermiculite and sprayed white, a common trend in red brick unit blocks built in the 1970s.



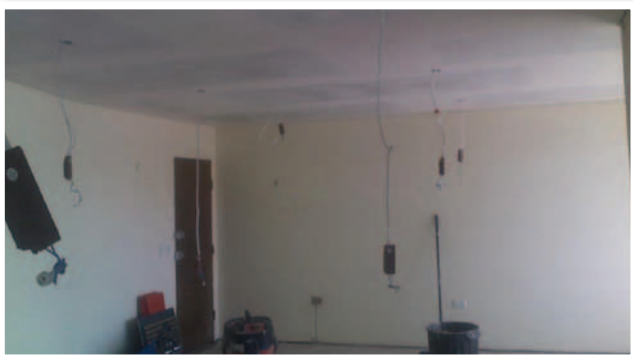
Living Room - Before



Living Room - false ceiling being installed

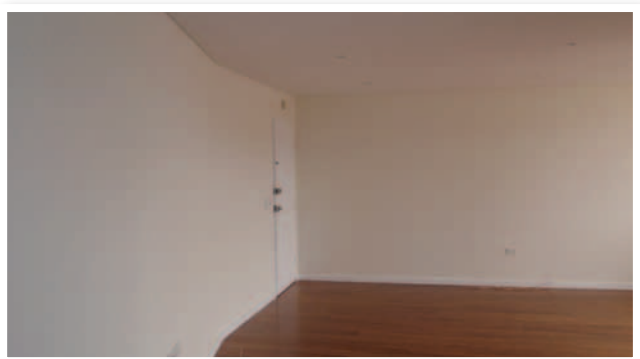
Sheets of plasterboard were mounted to the ceiling to create cleaner lines and a smoother finish.

The false ceiling enabled down lights to be installed with a dimmer switch. The downlights replaced 3 main light fittings and so created more light within the living area.



Living Room - Down lights being installed

The carpets were replaced with natural bamboo flooring. The walls, ceiling and the inside of the front door were painted. Following the renovation, the living area was transformed into a fresher and more modern space.



Living Room - After

Characteristic of many unit blocks built in the 1970s, the external balcony was enclosed. With timber and red brick finishes, the look was rather dated.



Balcony - Before

The flooring was modernised with bamboo. This hardwood is considered environmentally friendly because it's made from a renewable resource.

The exposed brickwork was rendered and painted over, providing a smoother and cleaner finish. This new space was going to be used as a dining area.



Balcony - After

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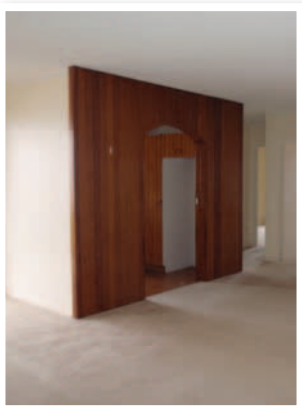
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With a touch of cleverness, Camille and Eric added a mirror to the wall opposite the window to maximise the dramatic ocean views and bring it inside. Diners will now be able to enjoy the views, no matter where they are sitting.



Balcony - After

The old kitchen was enclosed by wooden panelling. This wooden finish continued into the kitchen itself. The flooring was made from compressed cork linoleum.



View to the kitchen Kitchen - Before from the living area - Before

The kitchen was completely gutted and remodelled using a contemporary design. The kitchen was opened to the living area by cutting a rectangle out of the wall. The wooden panelling was replaced by clean white walls to brighten up the living area.



View to the kitchen from the living area - After

The new red cabinets were striking and stylish, combined with the CaesarStone® bench top, stainless steel-finished appliances, newly tiled floor, new sink and taps.



Kitchen - After



Kitchen - After

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The old bathroom had a bath next to the shower on one side and a tiny vanity and toilet against the opposite wall.



Bathroom - Before

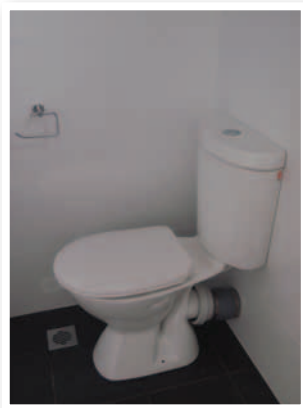


Toilet - Before

The bath was removed and replaced with a larger vanity unit. The bathroom was modernised with a new shower screen, taps, shower head, toilet and accessories like modern chrome towel rails. The darker floor tiles contrasted greatly against the white wall tiles to create a sense of drama.

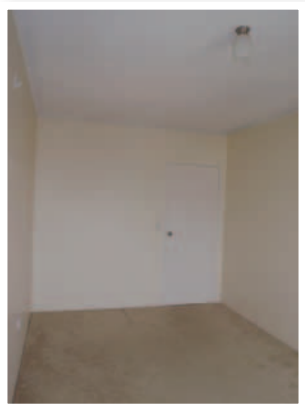


Bathroom - After

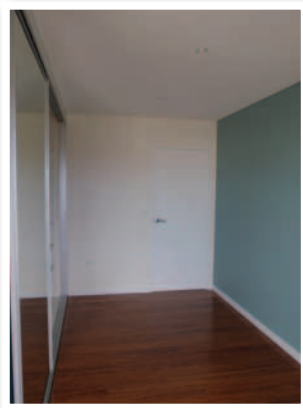


Toilet - After

The bedrooms required a new lease on life.



Main Bedroom - Before



Main Bedroom - After

The ceilings received the same treatment as the living area: false ceilings were installed and painted white. The door handles were renewed.

Built-in wardrobes were installed in both bedrooms. The mirrored wardrobe doors in the main bedroom increased the sense of space. A feature wall was painted in Dulux Duck Egg Blue.



Main Bedroom Window - Before

The old louvre shutters in the bedrooms were replaced with roller blinds.



Main Bedroom Window - After

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The Living Space Experience

What qualities were Camille and Eric looking for in a builder?

“Based on our needs, there were some obvious qualities like being confident that the builder could work within our tight timeframes and our budget, whilst delivering a high quality renovation.

We had spent some time writing down our ideas for the renovation. Sometimes there's a difference between what you want and what you can afford. We wanted a builder that would be responsive to our needs and ideas and could work with us and explore more affordable alternatives with us, when it was required. In exploring those alternatives, that person needed to have the technical skills required of a builder but could explain and simplify things in a way that we understood as non-builders.”

Eric

Why did you select Living Space Constructions as your builder of choice?

There were a number of ways that Living Space Constructions were different to other builders.

Most importantly, Camille and Eric selected Living Space Constructions because they were confident the renovation could be completed in the 6 week time period.

Living Space Constructions manages a renovation end to end with a project manager. With Eric working full-time and a baby on the way, the couple did not have the time nor the inclination to manage their own renovation. With Living Space Constructions running the project, the couple avoided the hassles of spending weekend after weekend travelling around Sydney choosing materials, finishes, colours and appliances; ordering those items and then arranging to be home for deliveries as well as organising countless tradesman for installation and building work.

“With our new baby, I didn't want to be the person driving the renovation, checking up on things all the time. With Living Space Constructions, we didn't have to worry about anything.”

Camille

Living Space Constructions employ their trades as employees in the company rather than hiring sub-contractors to complete a renovation.

“Other builders are known to experience delays because they need to contract out the work to other tradesmen. This makes a renovation a lot harder. I believe that having many types of tradesman available in-house is a great advantage.”

Camille

How did the project proceed?

“Our renovation project was completed mostly on budget – there were some little variations along the way. The job was also completed on time. We were very impressed with the efficiency of Living Space Constructions. In terms of the quality of work, what Living Space Constructions delivered exceeded our expectations.”

Eric

The Outcome

“If you need a renovation done well, to a high quality and within a specific time constraint, I would highly recommend Living Space Constructions.”

Camille

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An effective approach to renovations

The unit renovation described in this Case Study was based on the RenoPack™ service provided by Living Space Constructions. The RenoPack™ service is a pre-packaged range of renovation packages to suit every budget and taste. RenoPack™ is available for units, flats, apartments and even smaller houses like semis, terraces and townhouses.

As unit renovation specialists we know how many products, styles, colours and tradesmen there are on the market. The choices are mind-boggling. And when it comes to that much-needed renovation, we find our clients are simply looking for a fast, cost effective solution for their property that will stand the test of time visually and financially.

Our RenoPack™ service has been created to do just that. Having teamed up with a number of leading suppliers and manufacturers, we have put together a pre-designed range of renovation packages that include everything from bathroom finishes to the kitchen sink. Our pre-selected combinations are embedded with that little extra designer savvy, without the designer price tag, leaving every property renovator breathing a sigh of relief.

A face-lift for every surface

When it comes to a RenoPack™ renovation, we cover everything. The following is a list of materials and finishes that are included within every renovation package we undertake*:

Bathroom

- Floor tiles
- Wall tiles
- Wall paint
- Ceiling paint
- Bathroom Fixtures & Fittings

Kitchen

- Floor tiles
- Tiled Splashback
- Ceiling paint
- Cabinets
- Benchtop
- Sink & Tapware
- Appliances**

General

- Flooring***
- Wall paint
- Ceiling paint
- Blinds
- Door Handles (internal doors)
- New electrical outlets
- Switches
- Light Fittings
- Paint internal doors, architraves and skirting

Each package allows for material combinations within 3 different price ranges.



The selection of products, materials and finishes within the Good, Better and Best packages is reviewed every 3 months. This ensures that your renovation reflects current design trends. Ask our consultant to show you the current seasonal catalogue.

Everything is laid out for you; appliances, floor and wall finishes, fittings and colour choices.

For more information or to talk to one of our representatives about how we can service your next renovation.

* All materials have an allocated price and quantity allowance and may be subject to change. All fittings, fixtures and materials will be removed and disposed of where their replacement is directly related to the renovation. We also include the waterproofing of any 'wet areas' related to the renovation.

** Includes oven cooktop and rangehood. Excludes microwave and dishwasher.

*** All packages allow for carpet. Please ask our consultant if you would prefer timber flooring, as it is not included in our packages.

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RenoPack™ is a product of
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The logo for Living Space Constructions features the words "living space" in a lowercase, sans-serif font, with "CONSTRUCTIONS" in a smaller, uppercase font below it. To the right of the text is a stylized icon of a house with a chimney.