



Case Study

Client Name: Jessica and Rodney

Home: Unit



Suburb: Parramatta, Sydney

Background

Prior to moving in, Jessica and Rodney's 2-bedroom unit was rented. Although the 90 sqm unit was structurally sound, the materials had worn with age and use. In addition, insulation within the unit was poor, making summer unbearably hot and winter, unbearably cold. The unit was Jessica and Rodney's first home together and their first-ever renovation.

Client Needs

In the short term, Jessica and Rodney had 3 key priorities in renovating their unit:

- Modernise the unit, working on the aesthetics and infusing their personality and tastes in the interior, making it a comfortable home in which they could relax, enjoy and entertain;
- Maximising storage throughout with better planning in the kitchen and installing built-ins in all the bedrooms;
- Improving insulation. Jessica and Rodney found their unit too cold in winter and too hot in summer. Flooring and ceiling alternatives as well as installing an air conditioner were considered to make their living environment more comfortable.

In the longer term, Jessica and Rodney wanted the planned improvements to make the unit more appealing to renters, maximising the return on their investment.

Jessica and Rodney wanted the renovation to be completed within 3 months, as they were eager to move in. Although the renovation cost more than they originally planned, after much deliberation, they decided that the aesthetics of a higher quality finish would not only increase the value of the unit, but would also add further comfort to their living space. The longer-term benefits of comfort and resale value outweighed the additional renovation cost in the short term.

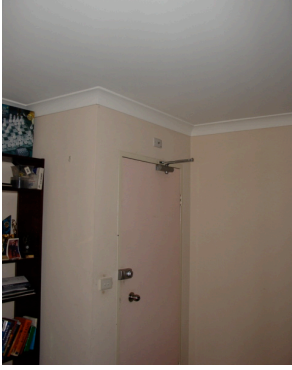
The Solution

Working on first impressions, the front door was painted.

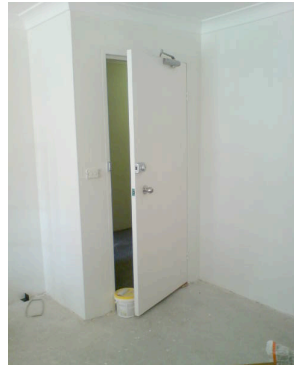
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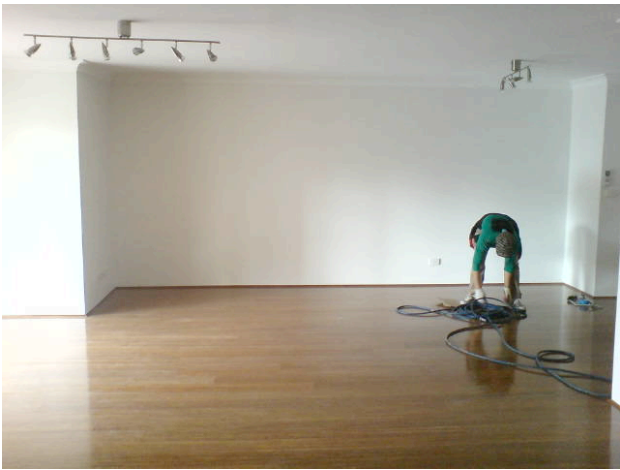
Before



After



Throughout the unit, the walls were re-painted and the carpet was replaced with recycled bamboo flooring, bringing light and a fresh clean look.



The floorboards beautifully contrasted the new white walls and the contemporary feel that Jessica and Rodney achieved with their modern furnishings.

Before



After



Insulation within the unit was addressed by installing a false ceiling.

The kitchen was re-designed to better utilise the space. The benchtop was extended, wrapping around the front of the original kitchen; the plumbing was extended to accommodate a dishwasher under the new bench space. A modern stainless steel fridge was placed where the original oven was and the new oven was installed under the cook-top. In addition, the cupboards were extended to the ceiling.

Before



After



The door of the linen cupboard, situated to the right of the kitchen was renewed with polyurethane finish to match the kitchen cupboards. A dining area was created in front of the linen cupboard, opposite the kitchen, so that Jessica and Rodney could entertain.



The laundry floor was re-tiled and the basin was replaced. The bathroom was stripped out and updated:

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Bath - Before



Bath - After



Toilet - Before



Toilet - After



Vanity - Before

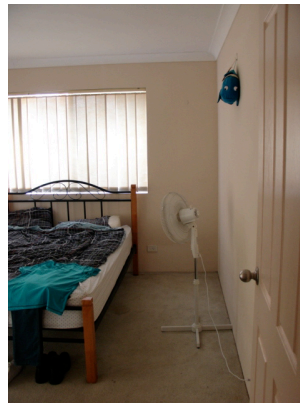


Vanity - After

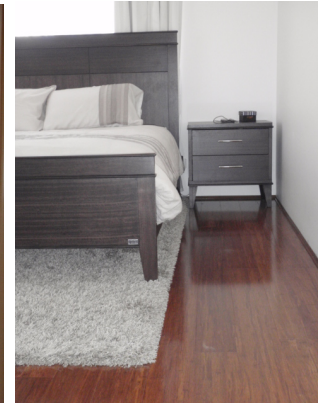


The new flooring and built-ins in the bedrooms, combined with fresh bed linen in lilac and greys, made the sleeping areas far more attractive and welcoming.

Flooring - Before



Flooring - After



Shower - Before



Shower - After



The bathroom door was replaced, having been damaged by water.

One of Jessica and Rodney's biggest concerns was cost blowouts. Therefore, to cut down on costs, most of the electrical and plumbing work was left as is.

Built-ins - Before



Built-ins - After



More contemporary lighting was installed throughout the house.

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The Living Space Experience

What kind of qualities were Jessica and Rodney looking for in a building company?

"We had a number of requirements in selecting a builder. We'd heard the horror stories about renovations not being completed properly and tradesmen not turning up on time. So for the builders we researched, first impressions were important to us. Did they turn up for the appointment at all? Did they turn up on time? Did they answer questions honestly and not brush them aside? Did they return phone calls? All these elements gave us an early indication of whether we could rely on them throughout the project."

Jessica

Living Space Constructions assigned Jessica and Rodney a Project Manager, John Broad, to their extensive unit renovation.

"We found that having a project manager was really important during our renovations. It became a much easier process as it removed the need for Rodney and I to coordinate the work."

Jessica

For Jessica and Rodney, being able to access John was very important.

"He was our single point of contact and even when he was not available, he called us back."

Rodney

Jessica and Rodney were confident that Living Space Constructions could complete the renovation on time because all the trades required to complete the work were employed in-house.

"We believed this made it easier to organise the work and get the job done in the time period we wanted."

Jessica

The Outcome

The renovation was completed on time and Jessica and Rodney were extremely happy with their renovation.

"All in all, it was a smooth process. Jessica and I feel lucky we had such a good run in renovating our first property. We couldn't be happier."

Rodney

"Inevitably, issues popped up. We were able to contact the team at Living Space Constructions and they got things sorted for us."

Jessica

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