

the smarter choice  
in home renovations

# Reno Pack



Making the most  
of your budget.

Complete unit  
renovation. We'll  
surprise you with  
what we can  
create!





## An effective approach to renovations

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.

And we didn't stop there. Within our pre-designed packages, we've accommodated a variety of budgets. Everything is laid out for you; appliances, floor and wall finishes, fittings and colour choices. Your quote will be available within a couple of days, not a week or 2 weeks.

This booklet will guide you through these services and show you the great advantages that come when we provide you with a RenoPack™ unit renovation. Feel free to look through the guide and if you have any questions or simply want to sit down with us to find out more, please don't hesitate to call one of our consultants to visit you on site.

If you're not after a complete renovation, we could renovate just your bathroom or kitchen, using the RenoPack™ pre-designed package concept.



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# 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.

\* 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.



## Qualified Tradesmen & Project Management

One of the biggest issues in construction and renovation is finding all the right people to do all the right jobs. Our qualified team are leaders in the industry and employ all the trades necessary in-house to bring your project to life; from carpentry to electrical from painting to tiling.

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

**Camille, Clovelly**

Living Space Constructions co-ordinate the whole project from start to finish using a dedicated Project Manager, saving you all the headaches of trying to get the right trades to turn up at the right times.

*“We found 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 and Rodney, Parramatta**

And with our team already set to deliver their packaged assignments, project times can be reduced to a minimum.



## Complete kitchen design

If you're looking to have your kitchen renovated then the range of materials within our RenoPack™ Good, Better and Best packages will undoubtedly have something to meet your tastes. We also include a one-on-one consultation with our consultant who will help you put together a custom designed kitchen to suit your tastes and lifestyle. We then take your plan and turn it into a 3D model, taking out all the guesswork, so you know what your new kitchen is going to look like even before it arrives.

## Professional help with colours and materials

We all know how difficult it can be trying to choose the right colours and materials from the vast array of choices that are out there today. That's why we provide you with a consultation – all inclusive – our consultant will help you pick a style to suit your taste and budget. Our experienced staff are familiar with each Good, Better and Best Packages and have a great understanding of the combinations that can be achieved with the material choices you have available.



## A full range of appliances

Our appliance package literally covers everything through to the kitchen sink, including baths, shower screens and vanities, ovens and cook tops. We have used our extensive market knowledge to source quality-made products with warranty options that deliver exceptional value within our Good, Better and Best packages.

## All the necessary fittings and fixtures

A good renovation wouldn't be the same without the replacement of those dated fittings and fixtures. That's why we have included all the necessary pieces of hardware that will add some fresh detail to your new space. Each Good, Better and Best Package contains the following hardware within its pricing.



Light  
Fittings



Light  
Switches



Door  
Handles



Power  
Points

# Environmentally aware choices available

RenoPack™ is committed to minimising the environmental and health impacts of your renovation.

RenoPack™ offers appliances and fittings that allow you to compare the water efficiency of different products. Water and energy efficient appliances and fittings reduce the impact on the environment and reduce running costs associated with their use, for the life of your renovation. For example under the Water Efficiency Labelling & Standards rating (WELS), the water conservation rate for the RenoPack™ tapware ranges between 3 star (9 litres/minute) and 4 star (7.5 litres/minute). The RenoPack™ toilet suites are revolutionary in saving water around the home using as low as 3 litres/minute (half-flush) and 4.5 litres/minute (full-flush).

RenoPack™ works with recognised ethical and environmentally conscious suppliers to provide you with a choice in materials and textiles that minimise environmental and health impacts. For example, our Blanco appliances are compliant with the Restriction of Hazardous Substances directive by the European Union. This directive restricts the use of hazardous substances such as lead, mercury, cadmium and Hexavalent chromium during production. We also offer luxurious 100% wool carpets, low-toxic Dulux® paints and CaesarStone® materials that are backed by leading recycling programs and affiliation with the Green Building Council of Australia.

Simply ask us about the Green Living choices within RenoPack™.

## How you save

### Time

The difficult design choices have already been made for you – colour, materials & finishes have already been selected – so lay back and enjoy your weekend! A dedicated Project Manager is allocated to your renovation - a single point of contact - for all your needs.



## Greater cost benefits

Get the benefit of a designer look without the designer price tag. In, addition, our trade discount direct with manufacturers, ensure you're always paying less than retail prices.

## Lower vacancy periods

Pre-defined products, suppliers, tradespeople and processes mean shorter project times. So whether you decide to buy, sell or rent out your newly renovated property, we're putting bums on sofas sooner.

## Greater demand and yields

Potential tenants and buyers alike notice renovations that have been professionally designed and co-ordinated, making it easier to demand higher rent or purchase values in today's market.

## No home left behind

Our design packages can be matched to any renovation budget. If you feel the packages available are not to your liking, let our consultant put together a more personal design to suit your space.

# Things you need to know

The following sections explain how we structure our pricing as well as any deductions that can be made along the way and any additions that may need to be factored into the price of the renovation. Other questions you may have about the way our system works may also be found in our Frequently Asked Questions.

## Allowances

Because we have a fixed price for our Good, Better and Best renovation packages we have to assume a "standard size" for the areas we renovate. Should your area be larger than the standard, we will automatically adjust for this addition in our quote. When we come to visit your property for your free consultation, we can assess your area and quote accordingly.

# Deductions

The ability to provide you with such competitive rates for your renovation comes directly from purchasing both materials and hardware at high-volumes direct with manufacturers. We understand that the range of products we have available may not suit everyone's taste and if you have a product that you would like to substitute within the Good, Better or Best package, then we are more than happy to accommodate it. Within our quote you will find an area for deductions that will include items you wish removed or substituted.

Please be aware the substitute item you may wish to include may often add an additional cost. Should you wish to only part-renovate your property, please speak to our consultant.

To ensure you get the best value for your renovation, we recommend you choose from the RenoPack™ Good, Better or Best ranges.

# Additions

Below is a list of items that you may find you need in your renovation but haven't been included in the Good, Better and Best package price. Often this work is something we are unable to quote on until we actually carry out the job. There are also some jobs that may be specific to your renovation or may vary in another way. Whatever the case, we are happy to assess each project and quote to your requirements.





- **Relocations of Power Points and Light Switches**
- **Relocations to Plumbing**
- **Changing standard taps to a Mixer**
- **Skirting & Cornice Removal**
- **Wardrobes**
- **Timber Flooring**
- **Wall openings / removal**
- **New ceilings**
- **Skew Trap Toilets**

Skew trap toilets are older style toilets that have the pipe outlet on the side rather than at the back. As our package prices only allow for modern style toilets, the introduction of a skew trap toilet will mean an additional cost.

- **Painting Timber Windows**

Because of the high level of labour required to disassemble timber windows and then paint every surface, an additional allowance has been made for the painting of timber windows.

- **Special Floor Preparation**

Even though we try and account for all variations that may happen within a project it is difficult to find them all until we actually carry out the work. Flooring is one such activity and until we pull up the existing floor we won't know whether it requires special attention.

- **Special Ceiling Preparation**

Some old buildings have a lot of wear on the ceiling surface and in order to carry out a quality job special preparation and sanding is required before it can be properly painted.

- **RCD protection**

A Residual Current Device (RCD) offers supplementary protection against electric shock and is located within a property's power board. The installation of RCD's are now required by law whenever the electrical circuitry within a property is altered and the property does not have one installed. If we find your property does not have one installed, we will need to add this additional cost to the renovation project.



- **Power Upgrades**

Where the installation of new appliances require a power upgrade, such as the conversion of a freestanding oven to an integrated oven and cook top, we will need to upgrade the power outlets to accommodate for the increased ampage. This may result in an additional charge to your renovation project.

## The Process – How does it all work?

**Step 1** - Your Living Space Consultant will come to visit you personally to assess the area. We talk to you about your requirements, measure the space and show you colour palettes, material choices and a product range that will suit your budget.

**Step 2** - After our initial meeting we will provide you with a formal quote within a couple of days. This quote will outline your product, material, selections, finishes, as well as providing a 3D concept of the proposed renovation for your kitchen.

**Step 3** - Once you are happy with your selection and design, contracts are signed. We then arrange with you when the most convenient time to undertake the project will be based on availability and access. We will also provide you with a project schedule outlining project time to completion.

**Step 4** - From the moment our team begins work, we will notify you on the progression of the project so you have piece of mind that everything is running to schedule. Your Project Manager will become your day-to-day contact.

**Step 5** - Upon project completion we have you assess the area to ensure you're satisfied. Once we have your approval you're free to enjoy your new living space!



## Frequently asked questions

### How long does a renovation usually take?

For a full unit renovation we usually allow 4 – 6 weeks. This allows us time to demolish any existing work you already have, as well as plumbing, testing for leaks, laying concrete, waterproofing, tiling, installation of products, joinery and hardware and drying times for all products.

If we are renovating a partial area of the unit our installation times may vary and can be assessed by our Project Manager on site.

*“Based on our needs, there were some obvious qualities we were looking for in a builder: being confident that that builder could work within our tight timeframes and our budget, whilst delivering a high quality renovation.”*

**Camille, Clovelly**

### Why should I choose a packaged deal for my renovation?

All the choices you need to make on colour, materials, finishes and appliances have already been selected for you and placed into the



Good, Better and Best RenoPack™ packages. Some packages have more choices than others but all have been designed to deliver **value**. A pre-designed range of renovation packages saves you time and delivers cost savings.

### What if I want to buy some items myself or substitute different products into the package?

We find some of our clients have already fallen in love with another product they have seen in a store or catalogue even though we ourselves offer popular brand name products at heavily discounted prices.

That's why we have set up exclusive deals with our retail suppliers to provide you with the best discount on any product you choose simply by using our own high-volume purchasing power. Just ask us how.

### What if I only want part of my unit renovated?

No problem. Our packages offer great value when it comes to renovating your whole unit and you'll always save more by having our trades attending to work in many areas at the same time.

However we can also provide great deals on kitchens, bathrooms or any other part of your unit you need us to look at. Whether you want us to renovate your whole unit or structure our pricing specifically to your needs, you'll find our packages the most competitive on the market.

## Can I mix and match packages?

The way our Good, Better and Best packages are structured allows you to choose from any product that is equal to or below the value range you have chosen. Should you see a selection in the range above, we can adjust our pricing to accommodate your selection within your renovation package.

## Are you using reputable brands and products in your packages?

All of our products and suppliers have been used extensively on previous projects and have been chosen for their reliability and performance. Many of suppliers carry their own terms of guarantee for your piece of mind.

## Are all the trades involved qualified and insured to carry out the work?

Absolutely. We take great pride in the fact that all our staff have the necessary training and are covered by Workers compensation, Public Liability Insurance and carry all the necessary licenses. We also have Home Warranty Insurance for all residential work over \$12,000. All our staff are also background checked with the police to ensure the safety of both children and adults who may be in the workplace.

## I'm not a very visual person, will there be someone to help me with colours and designs?

In addition to offering great value on our building work we also provide you with a consultant. They will be able to walk through your project with



you, suggesting colour schemes, appliance packages and renovation layouts that will make the most of your living space.

Upon completion of the quote our consultant will then issue you with a 3D drawing of the kitchen to help you visualise what your finished project is going to look like.

## What if I want construction work done that's not included in the package?

Our building team have been in the industry for many years and work on everything from roofing and guttering to foundation work. Whether you require a major structural change to your home or simply just have a maintenance issue that requires attending to, our team are more than happy to lend their expertise.

## How can you be so cost effective and still provide quality work?

After working on many renovation projects and purchasing in such high-volumes, we found that a skilled team who knew the renovation process could streamline their work and provide massive cost savings in terms of labour and material purchases.

Through the creation of our Package arrangement, we now make it easy for you to take advantage of those savings and achieve the renovation you've always dreamed of, without breaking the bank.

*"We were working to a budget which has been adhered to. It achieved all the finishes we wanted"*

**Gay, Mosman**



## Testimonials from our past clients

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

**Jessica and Rodney, Parramatta**

*"Renovating was a daunting task, with so many choices to make, and so many unknowns. I used Living Space Constructions because they were open and clear with their communication, answered all our questions and gave me plenty of options and information on costs. The tradesmen completed the work within the timeline promised, and I am very pleased with the finished product. I would very happily recommend Living Space Constructions to anyone looking to renovate their home."*

**Katie, Cremorne**

*"We absolutely love our new bathroom and were extremely impressed by how efficiently the project was run by Living Space."*

**Peter and Antonia, Artarmon**



*“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. 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, Clovelly**

*“We found from our very first meeting with Living Space Constructions, that they were professional. They always followed through with communication and made us feel totally confident with our decision to carry out our renovation. All the people we came into contact with were friendly, courteous and obliging. Nothing was too much trouble.”*

**Gay and Tony, Mosman**

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in home renovations



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

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RenoPack™ is a product of

