

A modern living room interior featuring a light-colored sofa with white and dark grey cushions, a large potted plant, and a floor lamp. The room has large windows and a minimalist design.

RENOVATION GUIDE

FOR
2025



Trade Constructions
Quality. Trust. Deliver.

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Building or renovating your home is an exciting milestone, but it also demands thorough planning and thoughtful decision-making.

We are a family-run business led by brothers Jarratt and Trent, who bring a combined 38+ years of experience across residential, commercial, and civil construction. We have overseen and completed hundreds of projects.

This renovation guide is here to equip you with the key insights and practical knowledge needed for a smooth and successful project.

Here are ten important factors to carefully consider before you begin your renovation journey.



01

VERIFY BUILDER CREDENTIALS

Choosing the right builder is one of the most critical decisions in any renovation project. In Australia, it is essential to engage a licensed builder who is also a member of respected industry bodies such as the Master Builders Association (MBA). These affiliations indicate that the builder complies with rigorous industry standards and regulatory requirements, helping to ensure your renovation is carried out safely and in accordance with Australian standards.

To distinguish a qualified professional from unlicensed local operators, always request proof of their builder's licence, public liability insurance, and membership details with the MBA. Verifying these credentials helps confirm that your builder is properly licensed and competent to undertake the work as quoted.

02

DEFINE YOUR GOALS AND BUDGET

Before beginning your renovation, define your goals. Are you looking to add value, create more space, or modernise outdated areas? A clear vision will guide your decisions, and setting a realistic budget is just as important.

Luxury extras like heated flooring, towel rails, LED strip lighting, niches and recessed shaving cabinets can quickly add up, so plan ahead and budget accordingly.





03

PLAN FOR THE LONG TERM

Consider how your renovation will meet your future needs. Are you staying long term, planning a family, or preparing to sell?

If you're staying, features like a bath, double vanities, and dual shower heads may add comfort. If selling, a cost-effective design that appeals to more buyers might be the smarter choice.

04

UNDERSTANDING RULES AND APPROVALS

If your renovation is purely cosmetic, such as replacing fixtures, tiles or wall finishes, approval is generally not required. Changes to the building's exterior, like adding or removing windows, will need Building Approval. This typically involves engaging a draftsman or architect (around \$1,500) and a building certifier (around \$1,650).

Skipping approvals can lead to serious issues when selling, as unapproved work is a major red flag. This is why it's essential to hire a licensed builder who can manage all required permits and ensure your renovation complies with legal and structural standards.





05 CHOOSING QUALITY MATERIALS AND FIXTURES

Choosing the right materials and fixtures is key to the success and durability of your renovation. Quality varies across different price points, depending on your goals:

Low Tier: Budget-friendly options from IKEA or Bunnings can work for cost-conscious projects, though they may lack durability and style.

Medium Tier: Brands like Highgrove Bathrooms and Harvey Norman strike a balance between quality and affordability, offering reliable and visually appealing fixtures for most renovations.

High Tier: For premium finishes, consider Designer Tapware Co or ABI Interiors. These options provide superior durability, distinctive designs, and a high-end look.

Vanities can also be custom-built by a joiner, allowing for a tailored design that fits your space and style perfectly.

06

FOCUS ON FUNCTIONALITY AND LAYOUT

A well-designed layout is the foundation of a successful renovation. Before seeking quotes, consider using online 3D tools like the Reece 3D Bathroom Planner to map out your space. Measure the room with a tape measure, then use the planner to explore different configurations that may better suit your needs.

This process helps builders understand your vision and provides a clearer basis for accurate quoting. A functional layout not only maximises space and improves flow but also ensures the design supports both your lifestyle and future needs.





07

COMMUNICATE REGULARLY WITH YOUR BUILDER

Clear and consistent communication with your builder is essential for a smooth renovation. Our company prides itself on maintaining open lines of communication throughout the process, which helps minimise stress, reduce misunderstandings, and keep everyone aligned.

Regular updates and honest conversations about progress, challenges, and any changes are vital. Be sure to choose a builder who values transparency and is responsive to your questions and concerns.

08

USE AN INTERIOR DESIGNER

If your budget allows, engaging an interior designer can be one of the most worthwhile investments in your renovation. The reality is, a bathroom designed by a typical homeowner often differs greatly from one designed by a professional. Interior designers bring experience, creativity, and a trained eye to ensure your space is both functional and visually cohesive. In many cases, their fee is offset by the increased value and appeal they add to your home, particularly when it comes time to sell.



09

THINK ABOUT RESALE VALUE

Even if you plan to stay in your home long term, it's smart to consider the impact your renovation will have on resale value. A well-planned renovation should typically return around double your investment. For instance, spending around \$20,000 on a bathroom could add approximately \$40,000 to your home's value.

Likewise, a \$70,000 investment in updating the kitchen and lounge could see a \$140,000 increase in value. Choosing timeless designs and quality materials with broad appeal not only enhances your day-to-day living but also makes your home more attractive to future buyers.

10

PLAN FOR CONTINGENCIES

Even with thorough planning, unforeseen issues can surface during a renovation. Common surprises include asbestos, water-damaged walls, or discovering unexpected load-bearing structures, all of which can be expensive to address.

Setting aside a 10—20% contingency budget is a smart move. Staying flexible and maintaining a positive outlook will help you manage setbacks and keep the project moving forward smoothly.





Renovating your home can be a rewarding and transformative experience. By keeping these ten key points in mind, you'll be well equipped to approach your renovation with clarity and confidence. At Trade Constructions, we take pride in delivering high-quality renovations tailored to your needs and built to exceed expectations.

If you found this guide helpful and would like to speak with the Trade Constructions team, we're happy to provide an obligation-free quote.

Get in touch today and take the first step toward your renovation journey with peace of mind.

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