



# MELBOURNE

# Renovation

# Guide

FOR

# 2025



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you're in good hands



**VICTORIAN  
BUILDING  
AUTHORITY**

[amgqualityconstructions.com.au](http://amgqualityconstructions.com.au)



Building or renovating your home is an exciting journey, but it requires careful planning and consideration.

As the founder and director of AMG Quality Constructions, a fully licensed building company operating in VIC, we have overseen and completed countless amount of projects.

This guide is designed to provide you with the essential information you need to ensure a successful renovation.

Let's dive into the ten crucial points to consider before starting your renovation journey.



# 01

## — VERIFY BUILDER CREDENTIALS —

One of the most important decisions you'll make is choosing the right builder. In Australia it's vital to hire a licensed builder who is a member of reputable organisations such as the Housing Industry Association (HIA) or the Master Builders Association (MBA). Licensed builders adhere to strict industry standards and regulations, ensuring your renovation is completed safely and to Australian standards.

To make sure you avoid local unlicensed renovation crews, always ask your builder for their public liability insurance documents, their HIA or MBA membership information, but most importantly their builder's license numbers.

You will be able to make sure your builder is fully licensed on the VBA registry. This ensures they are fully licensed and qualified to carry out the quoted work.

# 02

## — DEFINE YOUR GOALS AND BUDGET —

Before embarking on your renovation, clearly define your goals. What do you want to achieve with this renovation? Whether it's increasing the value of your home, creating more space, or updating outdated features, having a clear vision will guide your decisions. Equally important is setting a realistic budget, making sure your budget matches the finishes and ideas you are wanting is key.

Consider luxury extras such as heated flooring, heated towel rails, LED strip lighting, niches, recessed shaving cabinets and some useful technology. These items can quickly add up, so be prepared!

A quick tip, if you're convincing your builder to drop his price to win the job, just know the scope of works may not have changed but the quality may. They now need to complete the job quicker to make up for the loss of profit. 1-5% saving you see before the job starts may come at a much bigger cost mid-way or at the end of the job. So just way up the risk vs reward.





## 03

### PLAN FOR THE LONG TERM

Consider how your renovation will serve your needs in the long term. Are you planning on living in your home forever, having more kids, or selling in the near future? Questions like these will influence your renovation choices. For instance, if you're planning to stay long term or expand your family, you might want to include features like a bath, double vanities, dual shower heads and possibly an extra living space. If you're renovating to sell, you may opt for a cost efficient approach that appeals to many potential buyers.

## 04

### UNDERSTANDING RULES AND APPROVALS

If your renovation is purely cosmetic—stripping walls and redoing them with new fixtures and tiles—it generally doesn't require approval. However, any works over \$10,000 needs a building contract between client and builder. Also, any works over \$16,000 needs domestic building insurance to be provided as well. This covers you and your investment in case something goes wrong. Saving roughly \$2000 to not have this cover will cost a lot more if the worst were to happen. Doing this will make the builder have to provide certificates from all trades (electrical, plumbing and water proofing certificates) so you now know you are getting licensed trades completing your job.

Removing load bearing walls or changing the external footprint of your home will need plans and permits through council or a building surveyor in order to tick off externally from the builder as the job progresses. Not getting this could really hurt when you try to sell your house when needing to provide certification for these changes.



## 05 CHOOSING QUALITY MATERIALS AND FIXTURES

Selecting the right materials and fixtures is crucial for the success and longevity of your renovation. There are different tiers of quality available, depending on your end goal:

**Low Tier:** The most affordable options are typically found at suppliers like IKEA or Bunnings. These products can be suitable for budget conscious projects but may not offer the same durability and aesthetic appeal as higher-end options.

**Medium Tier:** Suppliers like Reece Plumbing and Burdens Plumbing provide a good balance of quality and cost. These fixtures are generally more reliable and stylish than budget options, making them a solid choice for most renovations.

**High Tier:** For top of the line quality, look to online retailers like ABI Interiors. Joinery can also be custom made by cabinet makers to your exact specifications and style, ensuring a perfect fit and finish for your space. These products offer exceptional durability, unique designs, and a premium feel. Hardwood timber and stone bench tops are what can really bring your home to life.

## 06

### FOCUS ON FUNCTIONALITY AND LAYOUT

A well designed layout is the cornerstone of a successful renovation. Before you begin getting quotes, consider using online 3D planners like the Reece 3D Bathroom Planner to map out the space. Start by getting a tape measure and measuring the room, and from there, use the online planner to see if changing the configuration would work better for your needs.

Doing this helps the builder visualise your goals and allows for more accurate quoting. A functional and efficient floor plan maximises space and enhances flow, ensuring that the layout supports your daily activities and future needs.



## 07

### COMMUNICATE REGULARLY WITH YOUR BUILDER

Effective communication with your builder is key to a smooth renovation process, and our company is known for our belief in consistent communication. This helps relieve stress for the homeowner, keeps miscommunication to a minimum, and ensures everyone is on the same page.

Regular updates and transparent discussions about progress, challenges, and changes are essential. Choose a builder who values communication and is responsive to your questions and concerns.

## 08

### DO YOUR DESIGN RESEARCH AND COLABORATE

Try to collaborate with your builder on the design and colour pallet you want to utilize, one of the most common issues we have seen, are clients not using their builder's knowledge and expertise. Ask for photos of work they've done, things they've seen that have worked and things that haven't. Get samples of tiles, fixture colours and use your builders' connections, getting instore consultations with their suppliers makes decision making so much easier.

Some clients can seem to think that their builder is paid solely for labor and management. Instead, hire someone for the whole package. Use their knowledge and experience to your advantage.

## 09

## THINK ABOUT RESALE VALUE

Even if you're planning to stay in your home for the foreseeable future, it's wise to consider how your renovation will impact resale value. Most renovations should yield you a 2x return on your investment. For example, if you invest ~\$20,000 into your bathroom, the value of your house should increase by ~\$40,000.

Similarly, spending ~\$70,000 on redoing the lounge and kitchen could increase your home's value by ~\$140,000.

Choose designs and materials that have broad appeal and add significant value as well as making sure you choose the correct colour pallet, as this could dictate the amount of interest come resale in a few years. Try choosing neutral colours and timber features to set your renovation apart. A well-executed renovation can make your home more attractive to potential buyers and boost its market value. If your planning to stay forever, feel free to let your imagination run wild and create your dream spaces.

## 10

## PLAN FOR CONTINGENCIES

Despite careful planning, unexpected issues can arise during a renovation. Common problems include finding asbestos, water-damaged walls, mold and unexpected load-bearing walls. These issues can be costly to rectify.

Allocating a 10-20% contingency budget is always a wise decision. Flexibility and a positive attitude will help you navigate any challenges and keep the project on track.





Renovating your home can be a rewarding and transformative experience. By following these ten crucial points, you'll be well prepared to tackle your renovation project with confidence. At AMG Quality Constructions, we pride ourselves on delivering high-quality renovations that meet your needs and exceed your expectations.

If you found this guide useful and would like to chat with the AMG Quality Constructions team, we would be happy to offer you an obligation free quote.

Contact us today to start your renovation journey with peace of mind.



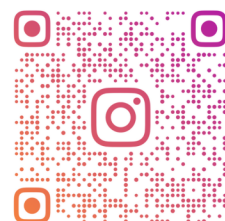
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