

To build new or renovate?

FRANCES COSWAY

SOMETIMES, it's a tough decision whether to renovate, or just demolish and start all over again.

There are many things to consider for both options, and you should discuss them with the people you plan to involve in the project so you get the right result.

Here are some key things to think about when making your decision.

ORIGINAL FEATURES

Restoring and enhancing features back to their former beauty can return the story and character of a home. This can be important for the streetscape too.

END VALUE

A renovated home might appeal to more people for resale than a new

home. Many people want heritage and character in a home.

A STAGED APPROACH

Renovating in stages might help with budgeting, for example updating one bathroom at a time. If you're happy to complete areas as you go and stay in the home, you can minimise disruption. But, for big renovations or building new, you'll need to be elsewhere.

THE UNEXPECTED

It's not until you start pulling away the veneer that problems can be exposed. And these can result in cost blowouts to a renovation.

SUSTAINABLE FEATURES

Building from scratch allows you to create an energy-efficient home. It is possible to retrofit some sustainable features, but starting



You never know what you're going to find during a renovation, until you start.

from new achieves the best results.

FLEXIBILITY

Building your own home gives you flexibility. You can build it to your exact requirements rather than fitting into the current floorplan.

LOCATION AND LAND

The amenity of an area is

important, as is your block. The orientation should also be a consideration. If where you live currently is ideal, a renovation might suit you better than moving.

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TIPS FOR DECIDING WHETHER TO RENOVATE OR TO REBUILD

- Staging the work: if you're keen to spread costs, stay in the home and don't do everything at once
- Creative licence: a new build gives you complete creative licence as you're not having to fit anything into the current floorplan. It can provide great satisfaction to know the house is the sum of your creative input
- Sustainability: the best sustainable outcomes are derived from homes built from new as it is difficult to retrofit sustainable design principles
- Heritage homes: your local council may have a heritage overlay on your property, which would mean you have to renovate rather than rebuild. For this reason it's wise to check with them so you know of any possible restrictions



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