



## For Home Owners

*Living Space Constructions caters for the specific needs of homeowners whether you're buying, maintaining or selling your property.*

### Renovating Your Home

#### Complete Renovations

Living Space Constructions can undertake complete renovations of your house or unit – interior and/or exterior. We have in-house trades and design teams that cover complete structural and non-structural renovations as well as second storey additions and extensions.

With our extensive professional network, we can help you with Certifiers, Architects and Engineers to get your Development Application through to your local Council.

On larger jobs we provide an office-based project manager who is completely accountable for your project, from start to finish. They organise trades, equipment, appliances and materials on site so you don't have to worry.

#### Part Renovations

Living Space Constructions can also renovate any part of your home: bathroom, kitchen, laundry, bedrooms, roof, living and outdoor area.

#### Stepping out in Mosman

A client in Mosman wanted to create an entertainment area in the floor below the main house where there was a laundry and storage area. The scope of work detailed the structural renovation required:

- Remove walls
- Install beams
- Install windows /door
- Brick up openings
- Render
- Paint
- Repair floor
- Create a deck

Below are two views of removing the walls to create the entertainment space. The next step is to create the deck. Building the deck is still in progress at time of printing but the photos below give you an idea of the structural renovations required.



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More specifically, here are just some of the ways in which we can help you with partial renovations:

- Suspended or false ceilings
- Fixing cornices
- Wall panels, joinery and partitions
- All types of doors, windows and shutters
- New stairs and railings
- Gates and fencing
- Install hand rails for stairs and balconies
- Decks, pergolas or gazebos
- Interior and exterior painting and decorating
- All types of flooring
- Interior and exterior water proofing
- Roofs and balconies
- Demolition – strip out, removal and reinstatement
- Concreting, paving and bricklaying
- Slab and retaining walls
- Blinds, awnings and louvres
- Glass and glazing
- Plumbing fixtures and fittings
- Garage doors or car ports

## Making Unit Renovations Easier

We realise that the choices of products, styles, colours and tradesmen required for a unit renovation are mind-boggling. We found our clients were looking for a renovation solution that was simple to understand, fast and cost effective.

Our RenoPack™ service (available for units, flats or apartments) is a pre-packaged range of renovation packages to suit every budget and taste.

A complete RenoPack™ covers a brand new bathroom, kitchen and appliances, carpets, door handles for internal doors, new electrical outlets, switches, light fittings and roller blinds as well as re-painting all walls.

## Artarmon Update

Peter and Antonia from Artarmon wanted to update their 1970's-inspired bathroom with a more contemporary-styled bathroom within their 2 bedroom unit.

Living Space Constructions completely gutted the original bathroom and installed a "Good" RenoPack™ bathroom package for under \$12,000 within 3 weeks.

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

Peter & Antonia

## The Living Space Difference

The main reason why Living Space Constructions is different to other contractors you may be considering is that we employ our core trades as full time employees rather than farming out work to sub contractors. This provides three key benefits to you.

### 1. Save time and hassle

- You speak to one person as the central point of contact to give you access to all trades and information on the status of your job.
- We're focused on clear communication - no more passing the buck between different trades from different companies - because all tradespeople are employed by Living Space Constructions.
- We manage your job from end to end so you can get on with your life.
- We're responsive to your needs with every trade you need under the one roof.

### 2. Save money

- We give you a fair price that's open and transparent - no hidden nasties.

### 3. You have piece of mind

- Our quality of work is consistent because all our in-house trades are trained to our high standards.
- We are licensed and insured. Don't take the chance with an unlicensed and uninsured builder.
- Our staff are background checked with the police and are certified to work near children - an important aspect for you to consider when we're on your premises.

Before



After



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A RenoPack™ for an average-sized 2 bedroom unit starts at \$31,000. RenoPack™ can also be applied to an individual kitchen or bathroom renovation, as happened with Peter & Antonia from Artarmon.

For more information about RenoPack™, please ask us or go to [www.livingspaceconstructions.com.au](http://www.livingspaceconstructions.com.au).

## Selling Your Home

Did you know that when you're selling your home, you have 30 seconds to make a first impression? Living Space Constructions offers special services to impress potential buyers:

### 1. RenoPack Lite™

Does your home need a quick facelift to make it look extra special but you don't have the time to do it yourself or you have a limited budget? RenoPack Lite™ is a pre-packaged fixed price combination of painting and flooring options based on an average-sized house or unit. RenoPack Lite™ could add thousands to the selling price of your home for a reasonable outlay.

### 2. Home Staging

Home Staging, also known as Home Dressing or Property Styling, has two goals: sell a home quickly; sell a home for the most money possible. This is achieved by making a home appeal to the highest number of potential buyers, leading the eye to attractive features while minimizing flaws.

*"The little, and sometimes large, touches applied to a home's presentation for sale can make the difference of achieving the best possible result or selling for an average price."*

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

Staging could involve hiring new furniture, changing the configuration of existing furniture to make areas look more spacious, depersonalizing, decluttering, cleaning, improving the condition of specific items and landscaping.

*Before Home Staging*    *After Home Staging*



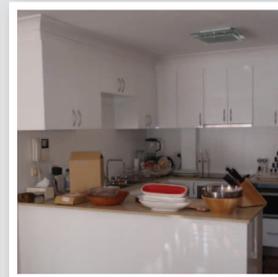
## Parramatta Revamp

Jessica and Rodney purchased a 90 sqm 2 bedroom unit in Parramatta that had been rented out for several years. The place looked tired and the existing fittings had worn with age and use.

We find that most clients that choose a complete RenoPack™, select the standard offering and then personalise it to suit their tastes and the current layout and fittings in the unit.

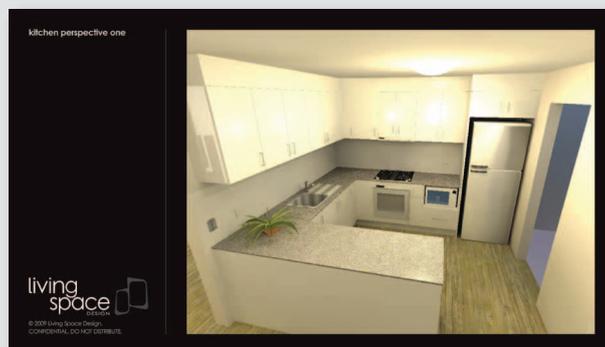
*Before*

*After*



Some of the ways in which Jessica and Rodney's RenoPack™ varied from the standard cost of a complete RenoPack™ included: new tiles were not installed in the kitchen; light fittings and power were relocated; roller blinds were not installed in each room.

### 3D Plans



RenoPack™ includes a three dimensional picture of your planned kitchen so you get a better appreciation of what the final outcome will look like.

*"We wouldn't hesitate to recommend Living Space Constructions as a reliable company providing excellent customer service and quality of work - we certainly wouldn't hesitate to use them again."*

**Jess & Rodney**

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Figures show that homes that are staged in Australia sell 25% more quickly than non-staged homes. According to staging company Great Impressions, a staged property can increase the final sell price by on average of 3%, and for some properties - by as much as 10%. On a property worth \$450,000, 3% is still a very tidy \$13,500.

### 3. Minor Repairs

Alternatively, you may have some minor repairs that you've never quite got around to completing which may enhance the look of your home before you sell. Refer to the list on the right.

## Cleaning your gutters

According to AAMI, water damage is one of the most common causes of damage to a home. Apart from the inconvenience, it costs Australian residents hundreds of millions dollars in repair bills every year.

Blocked gutters and downpipes causes water to backflow, creating pressure against the tiles, eaves and fascia on your roof. Subsequently, the excess water leaks into your home and damages plasterboard and paint. About 60% of the insurance repairs we attend to are the result of water damage from blocked gutters and downpipes.



Leaves and debris can block gutters and downpipes and cause water damage in your home.

To minimise the risk of water damage to your home, gutters should be cleaned regularly. But why risk getting on a ladder yourself and cleaning the gutters, when you can leave it to the professionals?

GutterExpress™ is a scheduled preventative maintenance service for your gutters that we provide four times a year: once a season during summer and spring and then twice a season during autumn and winter. We offer GutterExpress™ at a fixed price per lined metre of guttering.

## Building Repairs & Maintenance

Living Space Constructions provides an extensive range of handyman services to keep your home in top shape:

- Install new doors, handles and locks
- Check and adjust sticking doors and windows
- Hang pictures
- Mount a clothes line or dryer
- Repair cupboards, shelves and other fixtures
- Install shelving
- Fit blinds or curtains
- Repair floorboards
- Install/repair fly screens
- Re-grout bathrooms
- Reseal kitchen splashbacks or sink areas
- Install splashbacks in the kitchen or bathroom
- Replace tap washers
- Patch & paint damaged walls, inside & out
- Replace/repair eaves, gutters and roof tiles
- Install gutter guards
- Clean and unblock gutters and downpipes
- Install vents, whirlybirds or skylights
- Pressure clean your paved driveway or yard
- Renew skirting boards or window frames
- Advise on removing mould in damp areas
- Repair cracked, damaged, flaking & peeling paint
- Fix leaks - roofs, taps, toilets or showers
- Repairs to existing walls
- Repair termite damage
- Tile repair for walls and floors
- Blocked drains
- Burst water pipes
- Gas fittings
- Rewiring
- Install security lights or phone/data connections
- Light fittings and globes replaced
- Install smoke alarms

Before - damaged window frames



After - repaired window frames

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