

DINASTIA

C O N S T R U C T I O N



7 COSTLY MISTAKES TO AVOID WHEN RENOVATING A HOME

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- 1 **Choosing a design that doesn't suit the landscaping**
- 2 **Not doing your numbers accurately**
- 3 **Not getting to know your builder**
- 4 **Unclear quality expectations & standards**
- 5 **Not understanding your contract completely**
- 6 **Trying to do it yourself**
- 7 **Unrealistic time frames**



1

CHOOSING A DESIGN THAT DOESN'T SUIT YOUR LANDSCAPE

The landscape around your home will largely determine where you should place rooms, where your hallways should lead to and how to maximise access.

Landscaping surrounding every home is different, even in an urban subdivision where there are only subtle differences. This means that your home may not capture the exact view you envisioned. It may have difficult access, be exposed to certain winds, be on an odd shaped land or be up a steep slope.

All of these factors must be taken into consideration when planning out your dream renovation. Is the extension utilising the space in the best way? Does this still comply with Council regulations? Will any neighbouring trees be obstructing the sunlight into your sunroom?

Choosing a plan out of a catalogue may seem like the easy option, but it can often end in disappointment as each home needs to be analysed on its individual merit!

The only option to get this truly right is to custom design your home with our interior designers and architects. With their input and expertise, you will be able to work out exactly what is feasible and what is not.

As our team works closely together, we will work on a unique and tailored design to suit your personal lifestyle whilst matching the landscaping that your house is on. We are committed to perfecting the design for each of our customers to make sure their money is being spent towards a lifelong investment.

At Dinastia, we take care of everything so you can sit back, relax and enjoy the excitement of designing your new home.

2

NOT DOING YOUR NUMBERS ACCURATELY

Everyone has a budget for their renovation and whether yours looks like 200K or \$1M, we need to know so we can quote you accurately.

We take great pride in providing the best quality house for you to walk back into and quoting you accurately is one of the first steps in getting there. Everyone has a different budget for their renovation and being transparent from us to you and you to us means we can work around your budget as best as possible.

If you work out your budget right, the stress will go and you'll be able to focus on the smaller details on your home. As a team, we ensure that we communicate clearly and effectively via a detailed quote so if you need to reach out to the bank, there is a fixed price contract.





3

NOT GETTING TO KNOW YOUR BUILDER

People choose their builder in a variety of ways. It might be through a TV advertisement, social media or a recommendations from a friend.

There is a direct relationship between your final outcome and your relationship with your builder. The most important thing to know about them is: what is their relevant experience? Have they done homes that are similar to mine in style and logistics?

Workmanship is always a good mark to a great builder - this begins at the foundation of the relationship and also of the home. A few years after your house is built you don't want to discover structural issues down the road because of a builder's poor workmanship.

At Dinastia, we guarantee high quality workmanship that we are willing to sign off on. Our previous homes have stood the test of time and our clients are still extremely happy with how they turned out. Our construction team works closely under our construction manager who maintains precision and a careful timeline. Your progress payments are also managed to a high level of care, as we factor in all the hard work that our clients go through for the renovation.

Moreover, we upkeep transparency with you so that you're updated at every stage of the way!





4

UNCLEAR QUALITY EXPECTATIONS & STANDARDS

You're investing money into a long term project and the last thing you want is to be disappointed about the quality of work and its longevity.

The next time that you see your home should be an experience of excitement and happiness, not one clouded by anxiety and uneasiness. As a building company, we want to make sure that you know exactly what you are getting.

On the flip side, we want to make sure that we understand your expectations completely, down to the little details.

Whether you want a Scandinavian look or a beach house inspired property, we want to know all these details so that when it comes to building and designing, we are all clear of your expectations.

Moreover, we want to create an everlasting residence that you will look forward to coming home to every day. This means using top quality finishes according to your budget to ensure it lasts as long as possible.

A close-up photograph of a person's hand holding a silver and white pen, signing a document. The hand is positioned on the left side of the frame, with the pen tip touching the paper. The background is blurred, showing a desk and a lamp. A large, semi-transparent circle with the number '5' is overlaid on the image.

5

NOT UNDERSTANDING YOUR CONTRACT

When you've got to the point of signing a contract, it is crucial that you understand every part of it as it is legally binding.

By this stage of the process, you as the client should feel fairly secure with your builder. However, it is vital that you review the contract very closely to see exactly what you are signing up for and what you aren't. We draft a contract for you to review with your lawyers if you would like. At Dinastia, we make sure that we set a consultation with the clients to go through the contract with them, even if it may seem like a laborious task.

Through this, we hope to ensure that the client is thoroughly educated on what they are signing their name to. We go to these lengths to make sure that issues down the line can be solved early on. Often these issues can be costly and frustrating and our aim is to minimise these as much as possible.

6

TRYING TO DO IT YOURSELF

A fun project with the kids is always welcomed, but when it comes to building your dream home, it's important to leave it to experienced designers and builders.



Although it may be tempting to take on a challenge and knock down walls, repaint walls and excavate land, it is simply not worth the headache of dealing with quality control for the sake of saving some money. With construction, it is vital that you choose builders that you trust wholeheartedly.



On top of this, trying to do a renovation yourself often ends in lots of sweat shed and unexpected road bumps along the way. With a team of experienced builders and contractors, we can guarantee that the process will be a lot smoother and much less of a headache for you.

7

UNREALISTIC TIME FRAMES

As the saying goes, Rome wasn't built in a day and neither will your home.

All renovations are big projects and will take time from the design stage to the Council stage to the building stage. If building companies are promising you a 6 week job from initial consultation to a built home, there should be sirens going off in your mind!

As much as we would like to promise a short timeframe, it is important to be realistic to ensure that all the creases are ironed out and that everyone is on the same page. With a dream renovation comes lots of communication and a realistic time frame and is not a project you want to rush. At Dinastia, we pride ourselves on being transparent with all our clients to maintain the highest quality of homes.





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