

# ULTIMATE HOME RENOVATION & EXTENSION GUIDE

*Plan Your Project with Confidence*



 **REGIS  
DALLABRIDA**

# Your Renovation & Extension Roadmap



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# WELCOME TO YOUR HOME TRANSFORMATION JOURNEY

## Confidence Begins with the Right Plan

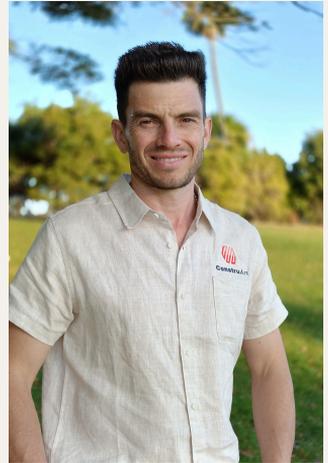
Whether you're extending your home to create more space or renovating to breathe new life into it, every successful project starts with the right mindset, the right process, and the right partner.

This guide has been designed to give homeowners just like you clarity from day one. It breaks down the essential phases of planning a home extension or renovation, so you can approach your project with confidence and avoid the common pitfalls that cost time, money, and peace of mind.

At ConstruArt, we don't just build and renovate homes — we elevate the way you live.

Founded by Regis Dallabrida, ConstruArt brings over 12 years of local and international experience across luxury renovations and high-end extensions. From million-dollar projects in Brazil to transformative homes in Sydney and the Gold Coast, our mission is simple: to deliver craftsmanship, clarity, and care in every project we touch.

We partner with homeowners who value design, functionality, and trust. Whether you're opening up your home with a modern extension or updating tired spaces with a renovation we're here to guide you every step of the way.



“At ConstruArt, our clients become our friends — because we deliver more than just a build. We deliver peace of mind, integrity, and a lifestyle upgrade.”

*Regis Dallabrida*



## PHASE 1

# Vision & Preparation

Before a single design is drawn or a quote is written, it's essential to understand what you want from your home — whether it's an extension to gain more space or a renovation to modernise and reimagine what you already have.

This phase sets the tone for the rest of the project. A clear vision means fewer surprises, better outcomes, and a smoother journey.

### **Define your project goals:**

- Are you looking to extend outward or upward to gain more space?
- Are you updating outdated or dysfunctional rooms through a renovation?
- What's your dream lifestyle outcome — and how will this project help you achieve it?

*"Tip from ConstruArt: Many of our clients combine both an extension and renovation — we help you bring it all together with clarity and purpose."*

### **Clarify your "why"**

- Are you growing your family or welcoming back adult children?
- Are you entering a new life phase and want your home to reflect that?
- Do you want to increase your home's value or prepare it for sale?

### **Understand your budget range**

- What are you willing and able to spend?
- Are you including an allowance buffer of at least 10–15%?
- Will you be financing, or using savings?



## PHASE 1

# Vision & Preparation

### **Know what's possible on your block:**

- Do you know your site boundaries, zoning, and local council restrictions?
- Will your project require planning permits or approvals?
- Are there any height limits or setbacks to consider?

*"ConstruArt Insight: We help homeowners assess the viability of their extension or renovation ideas early — before you spend on design."*

### **Create a visual direction**

- Gather inspiration on Pinterest, Houzz, or Instagram.
- Think about how you want each space to feel — not just how it looks.
- Start to define your style: minimalist, coastal, contemporary, and so on.

### **Set your ideal timeline**

- When would you like to start and finish the project?
- Do you plan to live in the home during the build?
- Are there personal events or holidays that may impact the schedule?





PHASE 2

# Choosing a Trusted Partner

**The builder you choose will define your entire experience.**

Whether you're planning a seamless home extension or a transformative renovation, your builder is more than just a contractor — they're your guide, your problem-solver, and your project partner.

Choosing the right one is the most important decision you'll make.

## **Don't hire based on price alone**

It's tempting to go with the cheapest quote, but when it comes to complex extensions and detailed renovations, cutting corners early often leads to costly problems later on.

- What's included and what's not in the quote?
- Are materials, trades, and finishes clearly listed?
- Does the builder have experience with projects similar to yours?

## **Research their work and reputation**

- Review completed renovations and extensions.
- Read testimonials or ask to speak to past clients.
- Browse their social channels — how do they show up?

*"ConstruArt Insight: 95% of our enquiries come from women — and it's because we lead with honesty, presentation, and communication, from the first call to handover."*



## PHASE 2

# Choosing a Trusted Partner

### **Ask smart, revealing questions:**

- How do you manage delays or changes?
- Will I have a single point of contact throughout the project?
- What does your client communication process look like?

### **Visit a site if you can:**

A builder's live job site tells you a lot.

Is it clean? Organised? Respected?

These things matter — and they reflect how your home will be treated.

### **Understand their process from start to finish:**

- Do they help with design, approvals, or permits?
- How are variations handled and approved?
- Is there a clear pathway from concept to completion?

*"Tip from ConstruArt: We hand-deliver quotes, walk you through every detail, and bring our clients into a collaborative process — it's not just a build, it's a partnership."*



## PHASE 3

# Design With Function In Mind

### **Good design isn't just beautiful — it's purposeful.**

When planning your home extension or renovation, it's easy to get caught up in aesthetics. But the best designs don't just look great — they elevate the way you live.

Whether you're extending to gain more space or reworking existing rooms, function and flow should always lead the design conversation.

### **Start with lifestyle, not layout**

- What spaces do you spend the most time in?
- Are there pain points in how your home currently flows?
- How will your needs evolve over the next 5–10 years?

### **Connect old with new**

For extensions, it's not just about adding space — it's about integrating it seamlessly with your existing home. For renovations, it's about re-imagining what's already there while keeping the soul of your space intact.

*"ConstruArt Insight: Many of our clients live in their homes for years before building — we help them translate how they live into how the home should function."*

### **Plan for indoor-outdoor connection**

- Will your extension include a deck, BBQ area, or new living zone?
- Are you maximising natural light, airflow, and access to the backyard?
- How does your home feel from the inside and outside?



## PHASE 3

# Design With Function In Mind

### **Design with detail in mind**

- Prioritise storage, lighting, and acoustics.
- Consider how each space will be used at different times of day.
- Choose materials that align with your lifestyle (e.g., low-maintenance, timeless).

### **Bring your builder in early.**

Too often, homeowners over-invest in designs that are over budget or structurally unrealistic.

Your builder can help:

- Ensure ideas match your budget.
- Flag structural or compliance issues early.
- Align the design to the build process.

*“Tip from ConstruArt: We work closely with designers and homeowners in the early stages — so what you imagine is actually possible to build, beautifully and within budget.”*





## PHASE 4

# Budget Like A Pro

### **Clarity around costs leads to confidence throughout the build.**

Budget is one of the biggest stress points for homeowners — especially when unexpected costs start to emerge. Whether you're extending your home, renovating existing rooms, or doing both, a well-planned budget keeps your project grounded and your experience stress-free.

#### **Start with a realistic range**

- What's your overall project budget?
- Have you allowed a 10–15% margin for unexpected changes?
- Are you using savings, financing, or a combination?

*“ConstruArt Insight: Extensions and renovations rarely go exactly to plan — having a margin in place gives you flexibility and peace of mind.”*

### **Don't compare quotes at surface level.**

One builder might seem “cheaper” — but are they leaving things out?

- Are provisional sums and PC items (like tapware or cabinetry) realistic?
- Are site costs, demolition, and compliance included?
- Is the scope clearly defined with no grey areas?



## PHASE 4

# Budget Like A Pro

### **Understand where the money goes**

- Extensions often involve structural work, engineering, and council approvals.
- Renovations may seem simpler but can uncover hidden issues (old wiring, plumbing, asbestos).
- Kitchens, bathrooms, and exterior upgrades typically carry the highest costs.

### **Clarify the payment structure**

- What's the deposit, and when are progress payments due?
- How are variations priced and approved?
- What happens if you need to pause or change scope?

### **Factor in pre-build costs**

- Design and drafting.
- Engineering and surveys.
- Council application and approval fees.
- Soil tests and energy reports.

*"Tip from ConstruArt: We don't just provide a number — we walk you through where every dollar goes. Our clients appreciate transparency, and it's why they trust us with their biggest investment."*





## PHASE 5

# Stay In Control During Construction

**Structure, communication, and trust are everything once the build begins.**

By the time construction starts, your extension or renovation plans have come to life on paper — now it's about execution. Staying informed and involved (without feeling overwhelmed) is the key to making this a positive experience.

### **Establish a rhythm of communication**

- Agree on weekly or fortnightly check-ins with your builder.
- Ask for a project timeline with clear milestones.
- Keep records of key decisions, changes, or delays.

*“ConstruArt Insight: Whether it’s an extension or a full renovation, we provide regular updates — even when nothing’s changed. That’s how we build trust.”*

### **Expect the unexpected — and stay calm**

- Weather, trade delays, or supplier shortages can impact timelines.
- Structural surprises may be uncovered during renovations.
- The key is how your builder communicates and solves these issues with you.

### **Track changes in writing**

- All variations (changes to scope, finishes, or layout) should be documented.
- Ask for a revised quote or cost breakdown before signing off.
- Don't approve changes verbally — always confirm in writing.



PHASE 5

# Stay In Control During Construction

## **Visit the site when appropriate**

- Extensions may require foundation work or access to external areas.
- Renovations often impact key living spaces — ask if it's safe to walk through.
- Take photos, ask questions, and stay engaged.

## **Protect your peace of mind**

- Keep your end goal in sight — your dream space is taking shape.
- Don't rush decisions just to keep things moving.
- If something doesn't feel right, speak up — a good builder will listen.

*"Tip from ConstruArt: One thing our clients constantly highlight is how tidy our job sites are. It's a reflection of how we respect your home, and it speaks volumes about how we work."*





## PHASE 6

# Finishing Strong

### **The final touches matter just as much as the first.**

You've made it through the planning, design, and build — but there's one last phase to ensure your extension or renovation truly feels complete. Finishing strong is about quality, clarity, and closing the loop with confidence.

#### **Do a thorough walk-through with your builder**

- Inspect finishes, paintwork, cabinetry, and fittings.
- Check that appliances, lighting, and plumbing are all functional.
- Create a list of any minor defects, missing items, or unfinished details (commonly called a “defects list”).

#### **Review all documentation**

- Builder warranties and certificates (electrical, plumbing, etc.).
- Appliance manuals and material care guides.
- Handover pack (if provided).

*“ConstruArt Insight: We aim to leave every client with more than just a completed build — we aim to leave a lasting impression of care, detail, and trust.”*

#### **Understand your post-handover support**

- Is there a maintenance period?
- Who do you contact if something goes wrong in the months ahead?
- How quickly can issues be resolved?

#### **Celebrate your new space**

- Whether you've added space through an extension or refreshed your home with a renovation — take time to enjoy it.
- Invite friends and family over, decorate it your way, and make new memories.
- It's not just a house — it's a space that reflects your life and growth.



PHASE 6

# Finishing Strong

## Leave a review and share your story

- Your feedback helps others who are looking for a builder they can trust.
- It also gives credit to the team who made your vision a reality.

*"Tip from ConstruArt: Many of our clients stay in touch long after the project ends. That's what happens when you build trust, not just homes."*





PHASE 6

# Free Consultation Offer

**Let's turn your ideas into a space you love living in.**

If you're reading this, you've already shown you care about doing things the right way — and that alone puts you ahead of most homeowners.

Whether you're dreaming of a spacious extension to elevate your lifestyle, or a renovation that breathes new life into your existing home, we hope this guide has helped you feel more prepared, confident, and clear on what's ahead.

## Why Choose ConstruArt?

At ConstruArt, we go beyond construction — we build lifestyles. With over 12 years of experience across Australia and Brazil, we specialise in high-end home extensions and renovations that are functional, beautiful, and built to last.

### **Our difference?**

- Personalised attention from day one.
- Transparent and friendly communication.
- Impeccable site cleanliness and organisation.
- A proven process that clients trust — and recommend.



PHASE 6

# Book Your Free Consultation

Ready to take the next step in your renovation or extension journey?

Let's chat — no pressure, no obligation. In this free consultation, we'll:

- Discuss your goals, ideas, and lifestyle needs.
- Help you avoid common challenges.

***“With ConstruArt, you don't just get a builder — you get a trusted partner who treats your home like it's their own.”***

**[CLICK HERE TO BOOK YOUR FREE CONSULTATION](#)**



**ConstruArt**  
Gold Coast Luxury Homes