

THINKING OF RENOVATING?



FORSTER – TUNCURRY
RENOVATION SPECIALISTS

www.bsnelson.com.au

COMMON CONCERNS CLIENTS OFTEN HAVE:

- Budget blowout and time delays.
- Poor communication and unwanted stress.
- Poor job management and job delivery.
- Excessive variations that you weren't aware of.



HOW B&S NELSON EASE THESE CONCERNS:

- We send weekly updates, communicate frequently and our team are available.
- Our Start Smart service is a paid on-site consultation before you get started to give realistic advice, avoid surprises during the project, eliminate concerns and discuss ideas. We work with you and other parties, in the early stage to bring ideas and plans together.
- We provide practical solutions and match these to realistic costings, giving you peace of mind.
- We hire the best people and strive for quality and on-time projects.



Having been in the building industry for many years we have heard of some awful stories, outcomes and disappointments.

We make your building experience something that you enjoy and trust that this ultimate renovation guide will help to improve your knowledge of the building process so you can renovate with confidence.

What we aim to offer you are the following experiences and outcomes:

- You will remember the building experience fondly;
- The delivery of the project is exactly as you anticipated;
- You were guided seamlessly through the project by us;
- You loved the experience and would be happy to go through it again;
- You love your new and improved home.















“Our research has shown that a few years after the renovation one of the most talked about topics is the experience, as well as the quality of the works completed.”



WHY CHOOSE US?

B&S Nelson are the leading renovation specialists in the Forster Tuncurry area with over 35 years of delivering consistent quality customer service to our clients. Choosing the right company to handle the renovation of your home ultimately determines the level of service and the quality of the renovation you receive. There is a reason our client base has continued to grow and return to us across our time in business – B&S Nelson bring dreams to reality and go even further to exceed the expectations of our clients. Most of whom then go on to recommend us to friends and family, and many use us again.

Here are some of the qualities that stand us apart:

				 BUILDXACT	
<p>Reliable, Experienced and loyal team.</p>	<p>Unparalleled building expertise</p>	<p>Fully insured</p>	<p>Communication is our priority</p>	<p>Buildxact Project management software to deliver your project on time</p>	<p>Only the best trusted local suppliers</p>
					
<p>Impeccable safety record</p>	<p>Over 30 years of building in our area with hundreds of satisfied clients</p>	<p>HIA membership for over 20 years</p>	<p>HIA contracts</p>	<p>Community-minded supporting local netball, Veterans golf & the Samuel Brett Nelson Kickstart charity</p>	<p>Our total commitment to you and your project.</p>



OUR GUARANTEE

CONSTANT COMMUNICATION

B&S Nelson will keep you informed every step of the build, so you understand where your project is at. At no time will you be left in the dark. You will have access to the team to answer any questions or concerns you may have.

B&S Nelson pride ourselves on giving you an enjoyable, memorable experience when you build. We understand the investment for you and want our clients to love the experience and the result.

ON-TIME AS PROMISED

B&S Nelson take this commitment very seriously. With over 30 years of experience and expertise in the local area, we have an amazing team of tradesmen that enable us to stick to this guarantee. B&S Nelson are very mindful of not overloading our schedule so that we can maintain the high standard B&S Nelson pride ourselves on.





EFFECTIVE PROJECT MANAGEMENT

Project Management software has been a game-changer for our clients and us. This technology gives our clients the ability to login and follow the progress of the job. The software provides transparent communication and a tool to send Invoices, variations, and schedules through this platform.

PEACE OF MIND

We will provide you with a 7 Year Home Owners Warranty Insurance. This insurance guarantees your deposit and ensures that if we can't complete your job for any unforeseen reason, they'll find someone to finish it. (subject to the limits of the policy) The Warranty also covers the repair of any defects for a period of 7 years. This gives you peace of mind.

SAFETY

Safety is paramount to B&S Nelson Building Services. We encourage site cleanliness, keep our sites fenced and locked, plus as members of the HIA we keep all WHS (Work, Health & Safety) requirements up to date.

PRICE

Concerned about going over budget? We hear this happens all too often in our industry. This is usually a result of poor communication between the Client and the Builder. We have developed an extensive checklist from over 30 years of quoting. Variations will be clearly stated and signed for during the build so you can stay on budget with confidence.

Our goal is that you move into your new home or renovation being one of our biggest fans.

BATHROOM RENOVATIONS





HOW LONG DOES A BATHROOM RENOVATION TAKE?

A bathroom renovation usually takes between 4-6 weeks. The process is often a bit slower during the winter as the weather tends to slow down the drying times. The waterproofing and sand cement bed all need to fully cure before moving to the next stage. Shower screens take up to 10 days to be ordered and installed. They can't be ordered until the wall tiles are installed so that we can take accurate measurements. All of these contribute to the duration of the renovation.

WHAT IMPACTS THE COST OF MY BATHROOM RENOVATION?

There are several factors that affect the cost of the project. They include:

- How much of the old internal linings will need to be replaced?
- Will the doors, jambs, or windows require replacing?
- How much painting will need to be done?
- Is the bathroom on a slab or timber floor?
- Is there asbestos?
- Does the plumbing need to be relocated or completely replaced?
- Is the timber floor still in good condition or is it damaged?
- Do you want underfloor heating?
- Is there a need for extensive electrical work?
- What are the prices of your preferred tiles and other selections?
- How high up the wall will be tiled?
- What is the accessibility to the room from the driveway? In situations where there is a considerable distance or difficulty, the price will vary.

HOW MUCH DOES A BATHROOM RENOVATION COST?

As a guide, an ensuite can cost between \$25,000 and \$45,000 for a full renovation and redesign. A standard bathroom can cost between \$30,000 to \$65,000.

KITCHEN RENOVATIONS





KITCHEN RENOVATION TRAPS TO AVOID: POOR KITCHEN DESIGN:

Your kitchen's design will determine both its functionality and appeal. When planning the design of your kitchen, you need to consider is how the layout and space needs to work for those who will be using it. Whether it's families with young children, people with disabilities or people who are ageing, the way a kitchen works can make a big difference to their quality of life.

PRIORITISING STYLE OF DESIGN

Naturally, you want your newly renovated kitchen to look good, but for it to be effective as well as attractive, there are some necessary functional elements to consider. Optimal lighting, ventilation, storage, bench space, durable materials and room to move should all be considerations when planning your kitchen.

MAKING CHANGES AFTER THE WORK BEGINS

You want to be 100% happy with the design of your new kitchen before the work starts to avoid extra costs from changes you make during the project. The best way to achieve this is to have open communication with the builder from the get-go. Let your builder know what you are trying to achieve.

GOING IT ALONE WITH FLAT PACKS

A flat-pack kitchen can be an excellent money-saving option for some homes. They're cheaper than customised kitchens and relatively easy to put together. However, installing your new flat-pack kitchen cabinetry is only half the job: Benchtops, splash backs, flooring and appliances are also essential in a kitchen renovation.

The installation, electrical and other aspects will come at an additional cost so best to be prepared and book in your trades so you don't require last minute help.

EXTENSIONS, RENOVATIONS AND CUSTOM HOMES





ADDING A SECOND STOREY TO YOUR HOME

When looking for extra living space in your home, building up is often the most practical option. This generally avoids losing space in the backyard or maximises the potential to capture the view. However, before getting started there are things to keep in mind.

STRUCTURAL CONSIDERATIONS

One of the crucial things to understand is that you can't simply build an upper level on top of existing bottom storey walls. The structural integrity of your home must be carefully assessed and modified to support the new structure. This often entails reconfiguring the bottom storey, which may involve significant structural work.

ELECTRICAL UPGRADES

Adding a second storey usually requires extensive electrical work. Wiring throughout the entire home may need to be redone to accommodate the new layout and ensure compliance with safety regulations. This is an essential aspect of the project that should not be overlooked.

LOCATION OF STAIRS

Obviously adding an upper level will require a staircase to be installed. Placing this is the location that makes the most sense based on the layout of your home may require changes to the lower level floor plan. Staircases can eat up quite a bit of space and leave some areas feeling unused. So, it's worth taking the time to plan where they should go. Often incorporating features such as under-stairs storage is a way to make the most from this otherwise wasted space.

AESTHETIC INTEGRATION

Blending the new upper level with the existing lower level is essential for achieving a cohesive and visually pleasing result. Consideration should be given to architectural design, materials, and finishes to ensure a seamless transition between the two storeys.

OUR PROCESS

From start to finish, our step-by-step process is designed for smooth execution

1. Initial contact

It all starts with the first contact. It is at this time we ask that you complete the questionnaire to help us see if we can help you. You will be sent copies of our Renovation guides to learn more about us.

Once completed we make contact to have a chat over the phone and talk in more detail about your project and dreams.

2. Site visit

Our comprehensive Start Smart Service is aimed at removing any stress and uncertainty from the building process and setting you up for success right from the beginning of your project.

For a small upfront fee, we will provide a comprehensive consultation service and we'll involve multiple trades and building professionals. We'll work out where you can save money, and ensure that the design and finish will be perfect for you and your family. This is payable prior to the site visit, where Steve will measure up and discuss your ideas with you. This fee aims to eliminate any surprises later down the track, which can cause headaches and unnecessary costs.

3. Quote preparation

Our written proposal includes a comprehensive schedule of allowances, fittings, and finishes. Depending on the size of the project, there will be a quotation fee. This covers the cost of investing time and resources in preparing an accurate and comprehensive price so you can be confident in understanding your costs and your budget for the project.

When comparing quotes with other builders it is important to assess the level in detail provided to get a clear understanding of what has been represented as your price to build.



4. Contracts

After preparing a quote and the terms have been agreed, we will draw up a HIA contract for you to sign. These contracts are written in easily understandable English. Homeowners warranty insurance certificate is also required before the project can proceed. An invoice will be presented for a 10 % deposit, which is required after signing the contract.

5. Selections

A visit to our local suppliers is next on the cards so you can make your choices from the many options available. We can go with you for this process or organize the visits with the interiors team in the stores

6. Construction

The building works commences once the paperwork has been signed. Each renovation project is different. From our experience, we will provide a timeline for the project and it will be presented as a Gantt chart to illustrate the various stages of the process.

7. Handover

Your project is complete & we do a final walk through with you to identify any finishing touches or any issues that might come up. You will be presented with all the warranties, instruction handbooks, and certificates when we hand you the keys or deliver your renovated space.

8. Maintenance period

All of our builds carry a seven-year structural warranty.



HOMEOWNERS SHOULD SEE A BUILDER FIRST

70% of plans to build or renovate homes are never built.

This is one of the main reasons homeowners get upset, because at the design stage they've fallen in love with a design that can not be built within their budget. We strongly encourage homeowners to contact us in the design phase of the project so we can assist you in the conversations with your designer / architect.

WHY A BUILDER SHOULD BE PRESENT FROM CONCEPT STAGE

The design and planning of your new home is without a doubt a most integral part of your building journey. A good point to consider is that it costs the same amount of money to build a wall in the wrong spot as it does the right spot. Design does matter and good design principles do not cost more.

When you engage a designer or architect as experts in design, they can turn ideas in to a buildable plan. However, designers and architects are not trained to understand building costs whereas builders are. Often the builder is the bearer of bad news when it comes to telling homeowners that their design can not be built for their budget, why? Because a building professional was not on board from the beginning to guide this process.

At B&S Nelson, we work collaboratively with the design team from the very beginning and have been doing so successfully for many years now. The outcome of this process is the delivery of an on-budget project, no costly surprises and the homeowner gets the home they wanted from the beginning of design stage.

HOW WE COMMUNICATE WITH YOU

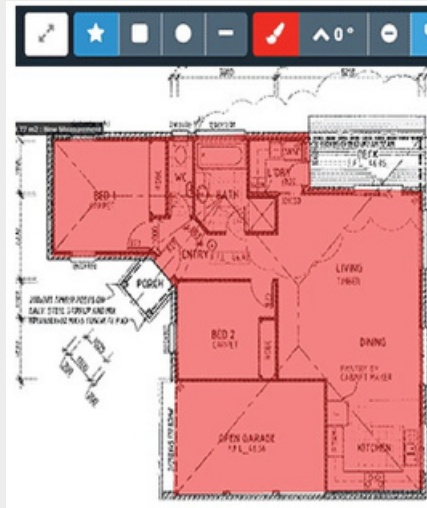
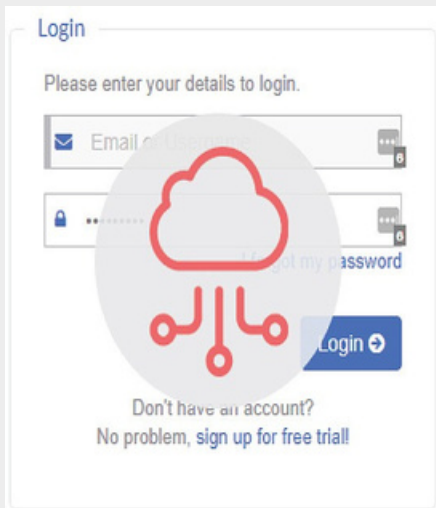
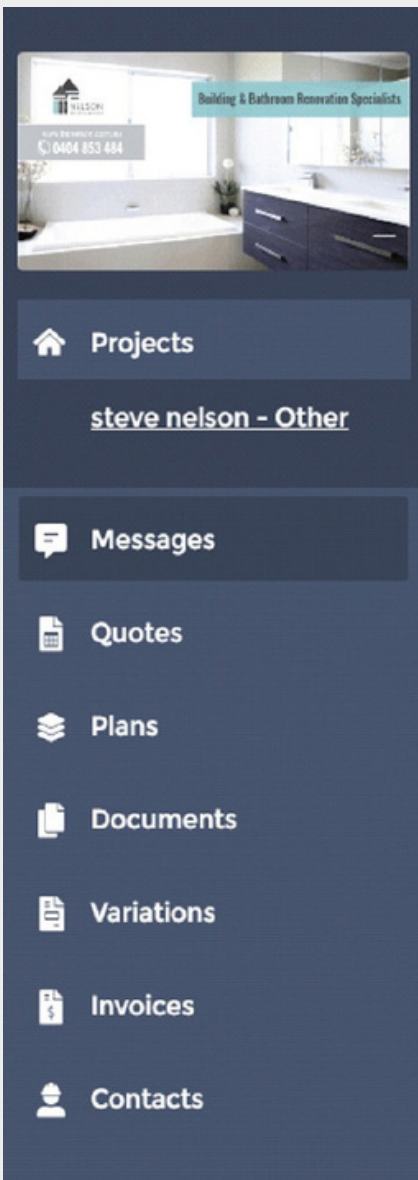
Our project management system will provide you access to the information you need to keep on track with the project at all times.

We also use the more conventional forms of communication, so don't worry if you're not that savvy with technology.

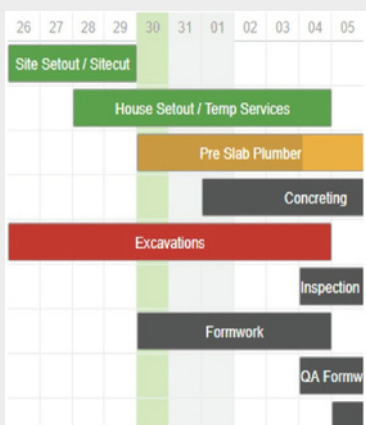
We sent weekly updates via text or emails and send photos of the progress on a regular basis.

We are also happy to take calls or texts from you with any questions you have along the way. We organise site meetings throughout the project with you too, so you can see the progress and ask questions.

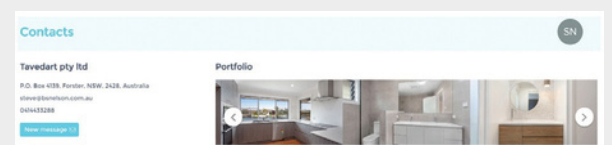
Below is an indication of some of the messages you may receive during the build process.



1	✓ Preliminaries	\$6,613.24	📄	🔴
2	✓ Site Preparation	\$5,000.00	📄	🔴
3	🟡 Hire Items	\$2,555.09	📄	🔴
4	🟡 Concreting	\$0.00	📄	🔴
5	🟡 Framing	\$0.00	📄	🔴
6	🟡 Steel	\$0.00	📄	🔴
7	🟡 Brickwork/Cladding	\$1,104.27	📄	🔴
8	🟡 Plumbing	\$0.00	📄	🔴
Sub Total (Ex)		Markup	GST	Quote Total
\$15,272.60		\$3,054.52	\$1,832.71	\$20,159.83



Actual Items	Purchase Orders	Work Orders		
Actual Categories				
1 Preliminaries	\$6,200.00	\$6,460.00	-\$260.00	104%
2 Site Preparation	\$9,500.00	\$9,400.00	\$100.00	99%
3 Hire Items	\$12,000.00	\$12,000.00	\$0.00	100%
4 Concreting	\$15,000.00	\$0.00	\$0.00	
5 Framing	\$8,416.32	\$0.00	\$0.00	
6 Electrical	\$15,225.00	\$15,000.00	\$225.00	99%
7 Tiling	\$954.90	\$0.00	\$0.00	
8 Brickwork/Cladding	\$778.69	\$0.00	\$0.00	
Estimated (Ex)	Actual (Ex)	Variance (Ex)		
\$68,074.91	\$42,860.00	\$25,214.91	85%	



TESTIMONIALS



Steve very friendly, easy going and very good at getting the job done on time and in the budget. Love the finished product.

- **Leoni Kidd**



We have just completed a major renovation on our home with B&S Nelson and are thrilled with the final product! Very high-quality work, completed early, on budget, and stress-free! The entire team of tradesmen who worked on our home were professional, reliable, experienced, extremely skilled, friendly, and respectful of our wishes. Nothing was ever a problem, any issues we had were dealt with immediately and efficiently. We were kept informed of the progress every step of the way. Steve Nelson was outstanding in his planning and management of the entire renovation timeline, and we are so very appreciative of all his efforts in guiding us through this journey. We would recommend them in a heartbeat to anyone looking for a team to carry out any home renovations. Thank you, B&S Nelson and your entire amazing Team.

- **Bruce and Ali Stephen**



Bob and Steve and crew have done several renos at our home at One Mile Beach. All great workmanship. Especially the latest one, a complete rebuild of our living area. A stunning result and cost-wise, not over the top.

- **Allan Butler**



These guys go above and beyond! Steve renovated our house for us five years ago and managed the entire project as we were living away at the time, nothing was ever too much trouble and the finished product was better than we had ever expected. He is now doing further renovations for us again this year!!!

Can't wait to see what they do this time!

- **Nicole Reeve**



ABOUT US

Head builder, Steve Nelson has been part of the business over the last 30 years.

We have been making dreams come true for hundreds of clients and continue to do it every day. Our work covers small bathroom renovations to million-dollar new home builds, which means we have the experience to ensure you get the quality result you are after.

We have the systems, trades, and knowledge to make your dreams happen seamlessly, no hassles and "On Time As Promised."



MEMBER
you're in good hands

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