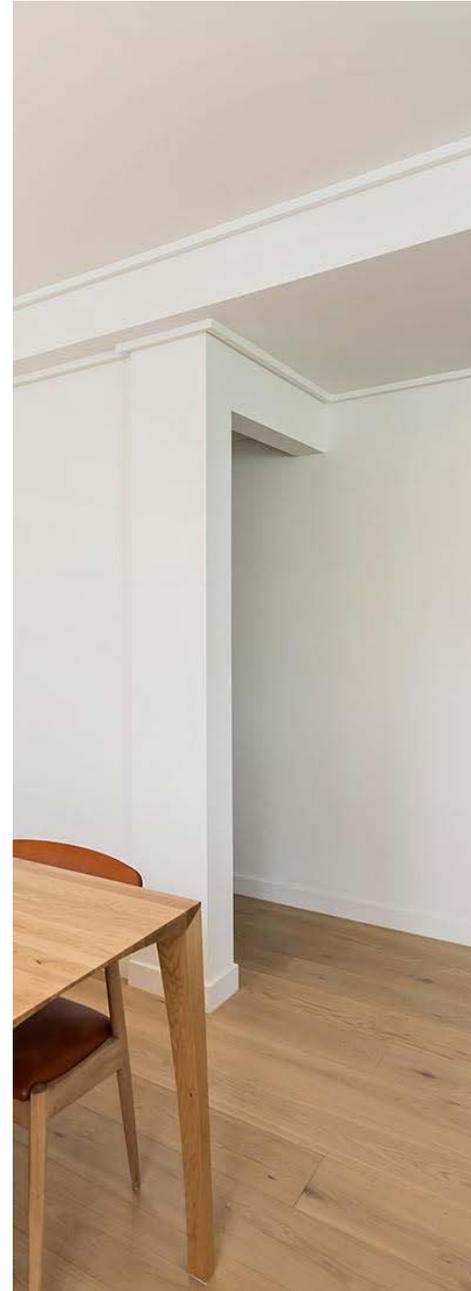




**THE ULTIMATE GUIDE TO
RENOVATING
A HERITAGE HOME**





RENOVATING A HERITAGE HOME CAN BE AN INCREDIBLY CHALLENGING YET FULFILLING EXPERIENCE.

Having worked with clients on a variety of remarkable heritage home renovations over the past 15 years, we at **SECON Constructions** understand that it can be a daunting task.

For anyone considering putting their own personal touches on a piece of local architectural history, we've drawn from years of industry experience to compile a conclusive guide to renovating a heritage home.

1 THINK ABOUT YOUR GOALS

Before renovating a heritage home, the first thing you should do is take a step back and consider your goals - will this be your forever home, or a savvy investment that you'll sell for a profit in a couple of years?

Your intention for the home should influence your approach. If you have your heart set on a beautiful forever home to raise kids in, consider making it family-friendly with features like open-plan living and a focus on functionality. Moreover, you may be more inclined to style the interiors to your taste, whereas those renovating with an investment in mind would be advised to be more conservative.

Obviously, sticking to budget is always important, but perhaps more so when you plan to sell the home later. Spend your dollar wisely on functional living spaces and remember that you still have to make a profit at the end.





2 COMPLY WITH COUNCIL REGULATIONS

Renovating heritage homes often requires careful navigation of council regulations. It's crucial that you do your research and consult with your local council on what aspects of the renovation are off-limits, and what processes you have to go through before renovating.

Make sure you go through the right approval channels and obtain any necessary permits before commencing the renovation, or you may find yourself subject to fines and other punishments.



3 WATCH OUT FOR RESTRICTIONS

In the property world, 'heritage' refers to a home or building of historical significance that is subject to restrictions on what can be altered. Heritage-listed homes are often coveted for their period beauty yet accompanied by a sometimes confusing set of rules.

Commonly, updating and maintaining the interiors to keep them fresh is allowed and even encouraged. However, you may run into roadblocks when it comes to changing the facade, where the colour and overall appearance is often a key component of your home's character.

4 CHOOSE AN EXPERIENCED BUILDER

After reading about all the restrictions involved with renovating a heritage home, you may be worried that they're a minefield of potential disasters. And if you aren't careful, they can be, which is why hiring an experienced builder is so important.

Heritage homes are very different from modern homes, with a whole new set of risks and challenges involved. It's crucial to find a builder that has prior experience renovating them - read up on client testimonials and previous projects to determine whether they'd make a suitable collaborator on your home.

For example, our team has 15 years' experience in heritage home renovations and understand the delicate process of working with heritage facades and features.









5 WATCH OUT FOR RESTRICTIONS

Renovating a heritage home can be full of unwelcome surprises, especially regarding costs. It's crucial that you consult with an experienced builder before commencing the renovation to avoid getting stung with unexpected costs. Will you need to restump? Remove asbestos? Add in necessary support beams or even extra walls? There may even be occurrences where it would be cheaper to knock the whole thing down and start a fresh build and this isn't a revelation you want to have halfway through the project.

Like all renovations, the planning process should be extensive. Don't rush in until you know for sure, or you risk having your budget blow up in your face.

6 EMBRACE THE HERITAGE CHARM

The beauty of heritage homes lies in their unique features, defined by the architectural period or style that they were built in. If you're seriously considering renovating one of these homes, chances are there's something about its character that you love and want to preserve. If some features or materials have to be removed for maintenance purposes, get creative and reuse them in some other way. For example, old floorboards can be turned into beautiful feature panelling or furniture that will fit seamlessly within the appearance of the home.

You could really get into the repurposing spirit by visiting second-hand stores to source materials or decorations originating from your home's era. Furthermore, many of the features contained in heritage homes are rarely reproduced because they're just too expensive...

- so why diminish your home's character and worth by getting rid of them?





7 THINK ABOUT YOUR GOALS

While renovating a heritage home can be costly, the pay off when done properly is worth it. The reality is that history comes with a price, as their age makes them much more expensive to maintain, restore, and even insure. Be prepared for necessary tasks such as upgrading the original structure, re-roofing and replacing hard-to-find materials by allocating a generous budget.

Consulting with an experienced builder like **SECON Constructions** will allow you to factor in any required upgrades pre-renovation. For example, some heritage homes can be a bit draughty and cold. However, their good thermal mass often means that a little extra money spent on blocking out draughts will go a long way towards making the home more comfortable to live in and cheaper to run.





8 COMPLY WITH COUNCIL REGULATIONS

Renovating a heritage home can be an expensive and time-consuming task - so it's paramount that you get it right the first time. Consult an experienced designer, draftsman or architect to ensure you choose a home that fits your lifestyle and is flexible to your desires. And despite their reputation, don't feel obligated to maintain every facet of your home's appearance.

Hire a builder that listens to your needs and works tirelessly to fulfil your vision, and as long as you comply with restrictions and regulations there will be plenty of opportunities to add your own personal touch.

IF YOU WANT THE PEACE OF MIND

**THAT COMES WITH
WORKING WITH A
BUILDER FAMILIAR WITH
UNIQUE ARCHITECTURAL
CHARACTER AND HERITAGE
LAWS**

At **SECON Constructions** we'll expertly navigate restrictions, updating your home for modern living while preserving its most attractive period features with an unwavering commitment to your personal vision.

LET'S TALK (03) 9584 5881

