

# Thinking of Renovating ... get some advice first

by architect Dion Seminara



When you are considering renovating and are unsure where to start, our two hour verbal advice consultation will help you to interactively explore and understand the opportunities and challenges of your house or land (also useful prior to purchase), giving you a real sense of direction.

We will honestly present you with the facts as to whether your expectations are realistic and economically viable. We will consider your building budget and provide advice on the real building costs. We will advise you on the choice of renovation versus demolition and rebuild (or perhaps even separate rebuild) for your particular

situation, and give you an understanding of hidden issues. Fees for this service represent very good value for money. This service will essentially provide an 'open-book style of meeting'. It is perfect if you haven't confirmed any of your ideas, or if you need help deciding on your direction.

Ideally you would receive this service upon first purchasing your property, or having lived in it for sometime (with a limited background in design or building), or just prior to the purchase of an existing building or land, in order for you to know whether your needs could be met without over or under-capitalisation.

In order to complete this service we will work with you to fully understand your short and long term goals, and aspirations with regards to your property.

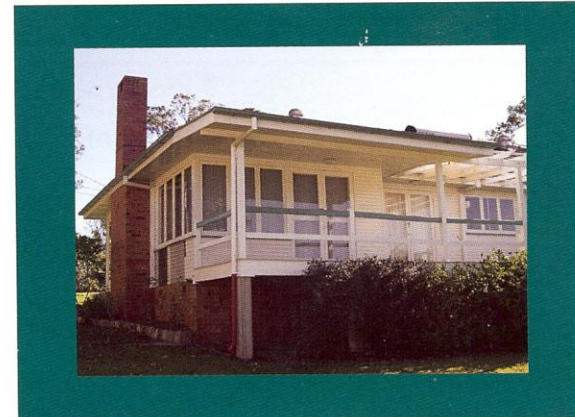
Our Royal Australian Institute of Architects (AIA) membership is your assurance of our quality, honesty and professionalism as a registered Architect and professional designer. As an AIA member we are required to uphold the AIA 'code of conduct'.

Our two hour initial verbal consultation will always be performed by the Principal of the firm, Dion Seminara, who is a registered architect, design specialist and licenced building contractor, with 20 years experience and several design awards. He will personally provide expert advice and realistic options on how to maximise the potential of your project.

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Photos above are the before renovations and after renovations of a home at Kenmore. The home renovations were designed for a couple moving into their retirement years so the house had to satisfy them specifically.