

Home Renovation Guide

Your go-to guide to help
you achieve the renovation
you've been dreaming of.

Everyone has their reason to renovate.

Many of us want more – more space, more light, more rooms. And some of us just want less – less heat in summer, less maintenance, fewer restrictions to our lifestyle.

Yet the journey we take through our ‘reno’ often follows the same path. It’s exciting, overwhelming, exhilarating and ultimately rewarding. This guide can help steer you through every stage of the process.

You’ll see tips and inspo to help find your own stunning style – inside and out. Advice on hiring experts you can trust and information on how to select the right products to bring it all together.

A renovation is always a challenge. Planning is just the beginning. The best thing you can do is just get started.

So start small. Start with a room and get a taste. Break it down with the right help and advice, you can manage the project today and your home will be magnificent for years to come.

1. GET STARTED

Dream big. Think of your lifestyle and the right look.

2. GET PLANNING

Find the right people and products for your build.

3. GET BUILDING

Manage the job so you build it once and build it right.

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1 Get Started

It's exciting right? You've decided to upgrade your home and anything is possible. Everything is on the cards! But hang on for just a sec, it can pay to pause. Are you 100% clear on your reason for renovating - is this your stepping stone home to something bigger, are trying to meet your growing family needs. Or maybe you're down-sizing for the next phase of life. Perhaps you're creating your forever home, or you could be renovating to sell? With your reason sorted, you can focus on your space, design budget and block. In short, you can get started - with confidence.

Time to dream

Design and mood

Once you know why you're renovating, it's time to dive into the fun stuff – design. As you're researching looks and layouts, consider the functional elements of a house – how do you and your family want to use the space? But be lead by the more emotional - how do you and your family want to feel in the space.

Creating a vision board is a great way to capture how you want your home to look and how you want it to make you feel.



Where are the places in your home you want to create calm to escape from the family chaos? How will you capture those summer breezes and late afternoon light to lift a mood?



Have a think about how you live in your own home. What are the parts that you love? The parts you rave about to mates and that you want to make sure you keep.

And, what are the parts that don't work - the dark or cramped areas or the spaces that just don't get used. Think about the things you are jealous of in your friends houses or have loved from places you have holidayed over the years.

Creating a vision board is a great way to capture how you want your home to look and how you want it to make you feel. Think of it as a true north for your renovation. The guide you return to when you make all your reno decisions. When in doubt, and there will be doubts, you can always ask yourself 'will it help me achieve my vision'?



Here's how to get started using tips from the Three Birds Renovation school:

1. Write a title for your vision board in 3-5 words.

For example: Parisian apartment or Beach meets bush

2. How do you want your renovation to feel

For example: It always feels like there is space

3. Come up with a hashtag for your vision board

For example: #modernlines

4. Choose the images you like and make sure they always relate back to your vision.

And once you've got your vision board - stay true to it and start specifying what products you want to achieve that look. Your vision board always holds the answer.



threebirds
RENOVATIONS



Follow James Hardie's
100k strong Instagram

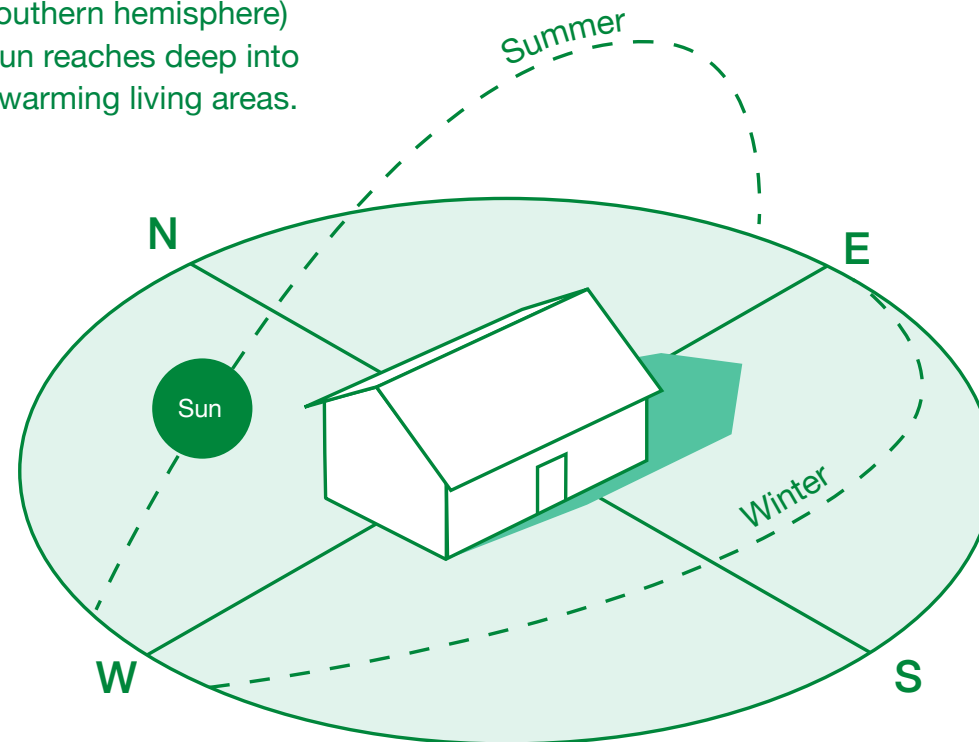
A vision board can take some time so let those ideas evolve a bit. It's worth it. We suggest including:

- Create a master vision board for your whole project
- Exterior and interior ideas
- A board for each room or area of the home - including outside.

Before you know it, you'll build a picture of a beautiful, functional home that flows from space to space.

Follow architects, interior designers, landscape gardeners, renovators and stylists you discover on sites like Instagram, Pinterest and websites like [James Hardie's Design Ideas blog](#). They can provide a trove of ideas and design trends, solve problems and explain ideas that are hard to describe.

Have windows that face north (for homes in the southern hemisphere) so low winter sun reaches deep into the house and warming living areas.



How to improve comfort, performance and feel

When it comes to layout, there is no one option. To get the best result for your project, your lifestyle needs must be balanced with your property, site and the best materials.

Homes should be orientated to get the best of everything – views, natural light and energy efficiency.

Design tips to maximise orientation - the direction your property faces

- **Warmth and light in winter.** Add north facing windows (in the southern hemisphere) to capture the most light and delicious warmth from the low winter sun angle. Or could a skylight work?
- **Keep cool in summer.** Add a shading hood or retractable awning over windows to shade the interior from high in the sky baking summer sun. Encourage breezes through the house. Based on wind directions, allow cool, fresh evening air flow to flush out hot stale air using breezeways. Avoid building to the boundary so air flows around your house to help cool it.
- **Plan for needs.** Utility areas, such as laundries, bathrooms and garages can be tucked away on the south side of a property.



Modern Coastal meets Mixed Cladding. North facing clerestory windows fill the living areas with winter sun.



Make the most of aspect. The owners of this house turned a small veranda into a large deck using Hardie™ Deck to overlook a leafy park.

Design tips to maximise aspect - the view from your house

- **Natural light** and the connection between the exterior and interior of your home are the keys to creating the best aspect - even on narrow or uneven blocks.
- **Open plan living**, using space and light can give the impression of larger floor space, no matter the size of your block.

Site, orientation and aspect can also have direct connection with the materials you use. Pair lightweight cladding and flooring with a timber frames and design options open up. Cantilever the second level over an outdoor dining area for warm winter lunches and shady summer ones.

Lightweight building products like fibre cement are perfect for building on a slope, allowing overhangs, shading and thermal performance all year round. Cladding can also reduce the environmental impact of a home.

Orientation and aspect are the first things a building designer or architect such as those with the [Building Designers Association](#), should notice on a site visit. Making the most out of your site will not only improve the comfort and liveability of your home. If you can retro fit some northerly aspect, make sure the real estate agent uses this if or when it comes time to sell.

An unexpected modern renovation hidden behind a heritage facade

The house was pretty run down. The original verandah had been ripped out. Ceilings lowered with masonite. Rot. Everywhere. A minimal inside bathroom was paired with an outside toilet. And there was a ramshackle collection of run-down rooms to match. But when Chris Ericksen and his wife first set eyes on the dilapidated property in Melbourne's inner-city Prahran, they knew that they could take the home from a pretty average 'before,' to an 'after' that would exceed even their expectations.

The project spanned an upper storey addition, a complete interior remodel. The original (but repaired) timber block facade remained but everything else was replaced from the subfloor to the roof.

Chris and his building team, headed by his son Andrew at Carrara Construction Group, knew that the materials they chose would end up doing the heavy lifting. They needed a versatile exterior cladding that could pull off a modern look and allowed for light and space – with heritage constraints. The solution was made possible with James Hardie, by using Hardie™ Fine Texture Cladding. This pre-textured fibre cement panel created a modern render style that is low-maintenance to stay looking good for years to come. Using this durable cement sheeting helped the Ericksen's achieve what Chris summed up as a "perfectionist end product."



A foundation based on family

The key to unlocking the potential of the Prahran house was balancing how best to preserve its existing roots and style, while giving it a more contemporary approach to space and light.

The durable yet lightweight construction that delivered the liveability of the house wouldn't have been possible with heavier materials, such as brick. Instead, Hardie™ Fine Texture Cladding was the go-to, easily bridging the indoor and outdoor areas to create one cohesive space.

Chris and his wife already had history with house conversions, having worked on a number of Victoria and Edwardian renovations, so they knew exactly what they wanted – and the materials they needed – for their end result.

The use of Hardie™ Fine Texture Cladding at the back of the house meant that the renovation didn't overpower the existing style, and provided uncomplicated, clean lines with a modern render look. The team mixed the heritage facade with updated vertical cladding on the ground-floor extension, creating a compelling, contemporary look that paid homage to the house's history.





Project features Hardie™ Fine Texture Cladding

A product made for renovations

Light and space were the key motivators behind Chris' transformation of the Prahran home. Using Hardie™ Fine Texture Cladding as their strong, yet lightweight construction material meant that they were able to successfully open up the back of the house and bring the outside in. This achieved their vision of a "great family living area with fully retractable sliding doors to take advantage of the north western rear garden."

In order to keep the space open, the team used Hardie™ Fine Texture Cladding to surround the corner sliding cavity doors. They also installed a small cantilever that points to the strength of their lightweight techniques that hero innovative design. Hardie™ Fine Texture Cladding diffuses light and adds warmth to the area, highlighting the bold features of the building's form, such as the door and cantilever.

The durable cladding also makes it a breeze for builders to install, especially when compared to brick. The stability of the cement sheeting meant that they were easily transported to the rear of the block; a feat that would've been far more difficult if there was masonry involved. The panels can then be fixed to timber or light gauge steel frames, and they arrive pre-sealed and ready to paint.

The interior has a decidedly modern feel, with Chris transforming the run-down rooms with modern, light-filled iterations. "We wanted the house to have four bedrooms (or three and a home office), upstairs bathroom and study area.

Hardie™ Fine Texture Cladding



The team prioritised open-plan living at its finest; when you open the front door, the view cuts through to the middle of the home. The flexibility of the materials welcomed this innovative approach to space, allowing for light to flood in.

By adding on an upper storey addition, he was able to broaden the space to include more of his wishlist, while making the most of the area available to him. The modern upstairs addition, built in a sleek, contrasting box design, sits in contrast to the original timber block facade, and creates an incredible level of street appeal.

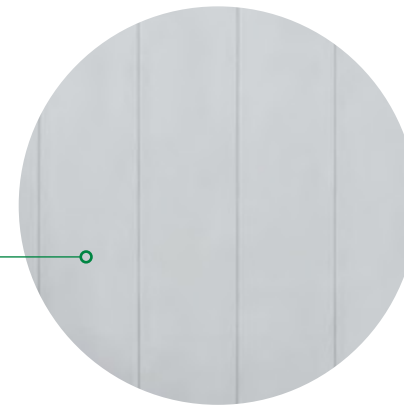
Supporting both design and the practicality

Hardie™ Fine Texture Cladding was used on this project as a thoughtful design choice that also has versatile practical benefits that can be applied to any renovation project.

The cladding gives a textured rendered look, while being more low maintenance than a traditional concrete render, as it is created from a durable fibre cement panel. The strength of the material means that it is resistant to moisture, insects, rotting and warping and fire.

For Chris and his wife, a house with great bones, in an incredible location, made choosing to undertake a renovation the right decision. They were able to transform the house from a neglected site to a family-first space with a modern addition that also highlighted the original style. This was made possible through their innovative use of materials specifically designed for renovations – breathing new life into a home that just needed the right owners.

The upper storey uses lightweight *Axon™ Cladding* 400mm and is cantilevered out from the bottom level creating a Box Modern Look.



- A building products company that started in Australia in 1888.
- Now a global leader in the production of interior and exterior building products employing more than 4,900 people across operations in North America, Australia, New Zealand, the Philippines, and Europe.



The Famous Five – Natalee Bowen's expert tips

The right questions to ask and the mistakes to avoid.

- 1. What don't you like about your home right now?** How much more space do you need? Is the floor plan working? How will any changes affect your lifestyle and that of your family?
- 2. Create a vision board** of elements you love and want to include in your current home - including open plan living, alfresco area and façade.
- 3. What are the things that will add value?** Adding a level, upgrading to cladding to transform a dull brick home into a Hamptons-style home. Finding a classic style that won't date?
- 4. Create open plan living.** Remember lifestyle equals value. Create a holiday at home feel, open the layout of the home and find that indoor-outdoor feel. A better flow adds a sense of luxury.
- 5. Budget.** Deciding on a realistic budget is an essential part, if not the most important part, of planning any renovation. When we first renovated 20 years ago there was a lot of planning and budgeting discussed and this is why the job was split into two parts and took a few years to finish.

Natalee Bowen has over 20 years of design industry experience. For more of her Hamptons-inspired style visit indahisland.com



Benefits of renovating

The upside of additions

If you have outgrown your current home or it is not working for you, there are plenty of options. Sell up and move on. Knockdown and rebuild. Or renovate. If you're reading this guide, chances are you've already chosen option three. Great choice. Renovating allows you to keep living in your suburb of choice, and preserve the things you love about your home. You can increase the functionality and liveability of your property, add some serious dollars to your resale value and design your home for your exact needs unlike a project build.



Helpful Hint

Jak Rizzo from Iobis Building Design on the NSW central coast, believes home owners can save a fortune on their renovation in the planning phase by hiring a skip bin. He advises clients to have an honest clean out to avoid adding expensive floor space to accommodate the stuff they've collected over the years and don't really need.



This 1930's home was updated with a Modern Coastal Look that makes the most of the Derwent river views.



Read more about whether to renovate or start new
[Creating a more functional home](#)
[Three Birds Renovation: rebuild or renovate](#)

Making the space for your needs

Upper storey additions are rarely built with heavy materials such as bricks because engineering the old house to support their weight is too costly. Typically these renovations are done with a timber frame and cladding that simply nails onto it like timber or more durable fibre cement cladding.



Going Up or Going Out

It's one of the big calls. You've decided to add space but how much and where. Whether you go up or out depends on a few key factors such as the size and orientation of your block, existing house construction, and how much space you need.

Ground floor renovations are twice as common as upper floor additions. And they are great for utilising space on your block and opening up both your floor plan and your house to the outdoors. And here comes the BUT - they can also see you lose that very outdoor space you are connecting to.

Upper storey additions can be 25% more expensive per square meter than ground floor additions. However they are ideal for adding extra bedrooms, or zoning a house with a growing family. Bring on the parents retreat.

When adding first floor or ground floor extensions you can choose different materials to what the house was originally built with to save space - fibre cement cladding on frame allows you to build high performance walls with a width of just 100mm over brick veneer cladding, saving up to 130mm of valuable floor space.

Plan on your floor plan

Whether you chose to build up or out, the most important factor in your renovation is a floor plan that makes the space work for your needs. Here's how to make floor plans count:

- How your home and rooms are laid out should help how you live now - keeping bedrooms in cool parts of the house for example, and away from noisy living areas.
- Think about how you will repurpose rooms when the kids grow up and need more space - or when they move out and you all of a sudden have more space.

- Consider how you use every room and every bit of space will maximise your renovation and keep it practical. Home theatre rooms are great, but not every reno can or should have one

Need to know

Your floorplan should consider the orientation of your property to outside gardens and courtyards to maximise light and the feeling of space.



Things to think about when renovating for your family

- Think about what your family will be like in 5 or 10 years, not just next year.
- Ask your family what they want and incorporate it into your design.
- Keep your spaces connected. Family is about sharing moments. Design a renovation that helps make them.
- Let's face it, families are messy. Now is your chance to plan for a clutter free, easy tidy home.
- Think about the rooms that really count - bathrooms, play and study areas.

[Read about how a family home became a forever home](#)

Before you start



Renovating to sell

Most people renovate to make a life more comfortable, others to make some money. If you're looking to flip your way to financial reward, you'll need a different approach:

- First you need to be sure you are buying a property that is worth renovating. Is it in the right area? Is it structurally sound? Will it need repairs, such as rewiring or plumbing before you even start? Are there any planning or heritage issues?
- Before you purchase a house and knock half of it down, you need to crunch the numbers. What are all your expenses? What is a realistic resale price? What happens if the market crashes?
- If the numbers look right on your project, every bit of your design should have one purpose in mind - increasing value. So you need to know your buyers and understand what they're looking for in a home.



Hardie™ Fine Texture Cladding



Project: Bowral, NSW
Look: Traditional Hamptons
Walls: Linea™ Weatherboard 150mm
Paint: Dulux® Timeless Grey

Materials matter

Thinking about what your renovation looks like is one thing. Using the right materials is just as important.

Historically, Australians homes were built from locally sourced natural materials like sandstone and timber.

Today's modern homes are built from engineered materials like fibre cement, plasterboard and laminates.

Engineered wall and cladding materials are created to improve on natural materials. They may be more cost-effective, more durable, more sustainable or simply more readily available. And you can build without compromise.

Framing up

Did you know 89% of renovations are built out of timber or steel frames? James Hardie are experts in frame construction. They've designed a range of high-quality fibre cement wall and floor products that are easy to install and offer design flexibility.

To suit the different Australian home styles, fibre cement can create a variety of looks from classic timber to a modern rendered wall. James Hardie's range of fibre cement products are low maintenance and meet or exceed Australian needs for durability*.

Build flexibility

Fibre cement also gives you design flexibility, because it can be held entirely by the frame. Masonry and bricks, on the other hand, need to bear their weight on a concrete slab or steel lintel. Interesting shapes, wide openings, gravity-defying designs and solutions to tricky building challenges are possible.



Stria™ Cladding 325mm

 Find out more about different building materials

*When installed correctly as set out in the installation guide current at the time with and maintained in accordance with James Hardie's installation literature current at the time of installation.



Lightweight construction allows modern designs to have bold forms. Here, *Stria™ Cladding* is used vertically.

Cool summers and cozy winters.

Building the most thermal efficient renovation helps reduce heating and cooling use and costs. The combination of fibre cement cladding and the right insulation and spacing make a big difference areas punished by the sun.

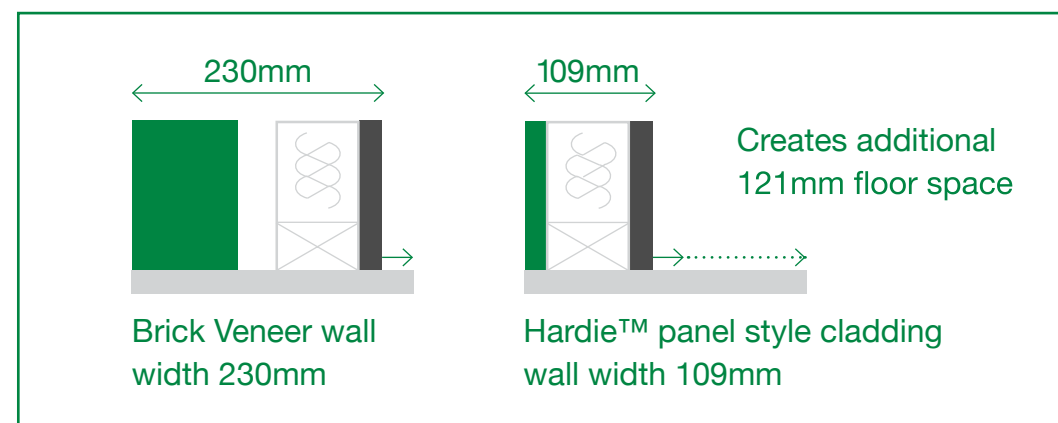
What you don't want is thermal mass - bricks - on the outside of a house. Brick veneer, or in more technical terms the use of high mass cladding in lightweight framing can decrease thermal performance because they maintain higher temperature differentials. Translation - external brick walls keep outside temperatures for longer.

For more information visit the [Australian Government's YourHome](#) site.

Gain extra space with cladding.

You can gain extra floor space by specifying your cladding. Insulated timber frames and internal plasterboard walls are just 100mm wide. Using Axon™ Cladding adds just 9mm to the width of the wall. Brick veneer adds 130mm. Doubling the wall width.

For a 250 square meter single level you could gain almost 10 square meters. That's a study nook, powder room or valuable storage space.



The right materials used in the right way can help you achieve your vision, deliver street appeal and give you the flexibility to design the way you want.

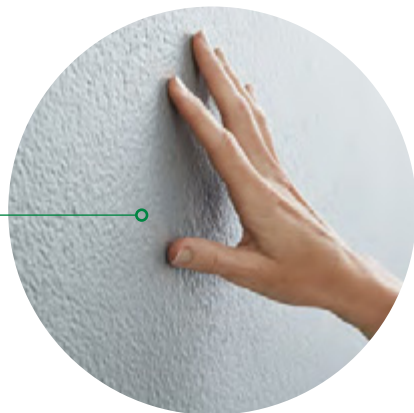
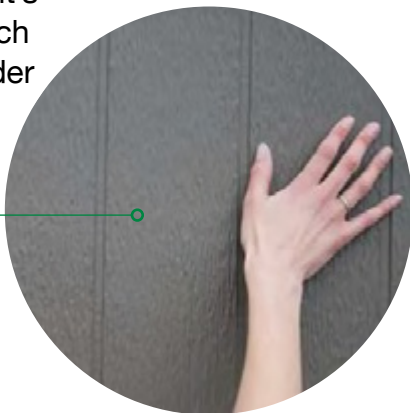


Beautiful wall textures with less hassle.

Fibre cement products by James Hardie are engineered for frame construction on walls, floors and ceilings. It can easily be nailed to timber or screwed to steel. Being made from cement, it's enduring. It's resistant to damage from moisture and termites and will not rot when installed and maintained in accordance with James Hardie's literature current at the time of installation. Being fire resistant, and deemed non-combustible by the National

Construction Code, James Hardie has products for use in bushfire zones and for fire and accoustic wall systems.

Being a manufactured product it's made to look like materials which can be less durable and or harder to maintain, such as timber, and complex to build, like a rendered masonry wall.



Linea™ Weatherboard 180mm



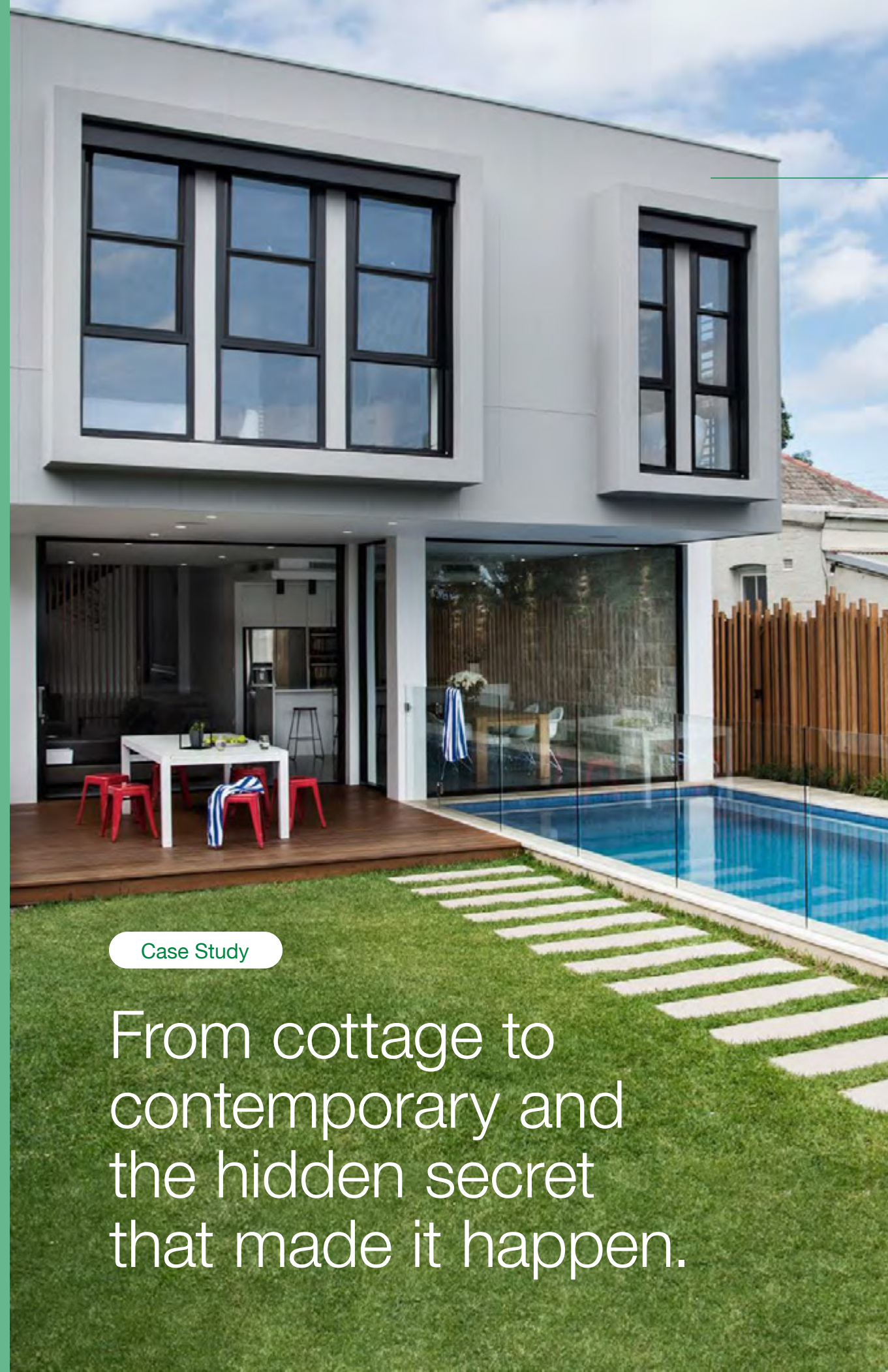
Axon™ Cladding 133mm Grained



Hardie™ Fine Texture Cladding



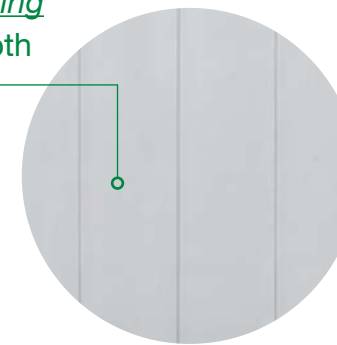
Matrix™ Cladding



Case Study

From cottage to contemporary and the hidden secret that made it happen.

Axon™ Cladding
400mm Smooth



The owners

The dream was for an ultra-contemporary family extension. Something striking. Something different. David and Bec had a clear vision for their family renovation in Sydney's Drummoyne. Then they found the letter. It was from the original builders and fell out from behind an architrave. It stopped the work in its tracks. It read:

"This building was erected by:

- M. M. Haiges.*
- Carpenter James Haston*
- Plasterers Thomas Smart & Henry Glossip*
- Painter M. Swan*

Remember us all whoever finds this. 1902."



The ask

With their young family in mind, David and Bec's modern extension would overlook a backyard retreat with plenty of room to play and unwind. They planned to give the front of the house a modern renovation, while keeping within the heritage requirements. But after finding the note, preserving the 114-year-old building became crucial to the renovation of the front of the house.

The builder

Kane Harrison. You can find a builder in your area using [James Hardie's Find a Builder page](#).

‘The humble heritage facade of this Drummoyne cottage hides an amazing contemporary home.’



A new, and protected alfresco dining area, pool and bright open plan living equals a big boost in lifestyle.

The look

You wouldn't know it from the street. That's the ambition of the contemporary home that David and Bec created. It belies the humble heritage facade of the cottage. The modern, 'boxy house' look uses cladding carefully adjoining the original brickwork as a dynamic contrast between the old and the new.

The 'one thing'

A floating second storey extension - featuring three bedrooms and two bathrooms - is cantilevered over the pool and living area. The extension was made possible with fibre cement cladding rather than heavy brick. Precise engineering and building deliver shade, weather protection and a stunning impact.

The materials

Clever design calls for clever materials. To achieve the modern, geometric, Minimalist Look, David and Bec used Axon™ Cladding by James Hardie featuring the subtle vertical groove reminiscent of a vertical joint timber. The 9mm thick premium fibre cement is also used to hide the roofline and solar panels, giving the modern extension its clean lines and angles.

The result

It's all in the details. Interior design was crucial to integrating and seamless look and feel throughout the house. The grey and white colour palette is interrupted by contemporary black powder-coated fittings in the new part of the house. And the black is intentional, picking up on the black copper fittings in the old part of the house. From humble beginnings to a high-end reimagining, hopefully David and Bec remembered to hide a note behind a cornice.



Find out more about creating a Modern Classic Look

2 Get Planning

It's time to stop dreaming and make some decisions. After what can feel like a lifetime of consideration, you've made the big call to renovate. The moment has come to assemble a team you can trust, perfect your plans, pick products you can rely on and calculate some, well-informed figures. Think about what you want each room to look like. Do your research. Ask questions. Interrogate every angle and opportunity – because the decisions you make right now will shape your build, and your lifestyle for years to come.



Research



Project: Sandy Bay, TAS
Look: Modern Coastal
Walls: Linea™ Weatherboard
Paint: Wattyl® Cattle Dog Cluster

Heavy materials include formed concrete blocks and bricks. Lightweight does not mean weak. It's a term builders and designers use that refers to timber, steel, fibre cement and other materials that can be installed on frames rather than having to bear their weight on the ground.

Additions don't need to meld seamlessly into an existing home, replicating traditional facades and styles. They make a statement by working different styles together - creating common ground.

Hardie fibre cement products have the flexibility to be mixed and matched for a specific look, or your personal style.



What is fibre cement?

Asbestos-free fibre cement was developed by James Hardie in the early 1980s and is trusted by builders for its durability, design versatility and being easy to work with.

It's made from a combination of cellulose fibre (which comes from plantation pine trees), cement, sand, water and a small number of secret ingredients which give fibre cement its trademark characteristics. Fibre cement products by James Hardie are fire resistant, resistant to impact, and resistant to damage from moisture and termites*.

Fibre cement products include external cladding, internal wall and ceiling lining, indoor and outdoor flooring substrate, wet area lining and eaves, as well as soffits (veranda ceilings).

Making your renovation timeless.

How do you elevate your renovation from the simple to the striking and make sure your design won't date? By using the right materials to build timeless designs like the popular, timeless Hamptons style or a Modern Look that will stand out for decades to come.

The Modern Look, with its clean lines, geometric patterns and minimalist style has stood time's test. With its origins in 1930s Europe, it provides the flexibility to and compliment existing structures as part of a renovation.

The signature Hamptons Look gives you the best of coastal design, with open spaces and light brought to your site.

The best renovations use modern lightweight materials such as fibre cement cladding and weatherboards that can work on single or double storey builds.

*When installed correctly as set out in the installation guide current at the time with and maintained in accordance with James Hardie's installation literature current at the time of installation.

[Find out more about fibre cement products](#)

The rooms to prioritise

Think about the rooms where you and your family spend the most time or need to be functional. These are the key areas you should focus your attention on to get the most from your renovation.



As award winning architect and author Joe Snells says:

“The kitchen is often the central location of the home, from where you want to be able to keep an eye on things; like the bridge of a ship.”

The Kitchen

You’ve often heard it said that the kitchen is the heartbeat of the house. That’s for a reason. Not to get all sentimental but it’s often the place your family and friends connect the most - as you prepare a meal, over dinner, and even in that chaotic “have you got your lunchbox, are you coming home after work, who is picking up X kid from soccer and Y kid from piano” morning rush.

Kitchens not only need to look good, they need to be functional and durable. That means:

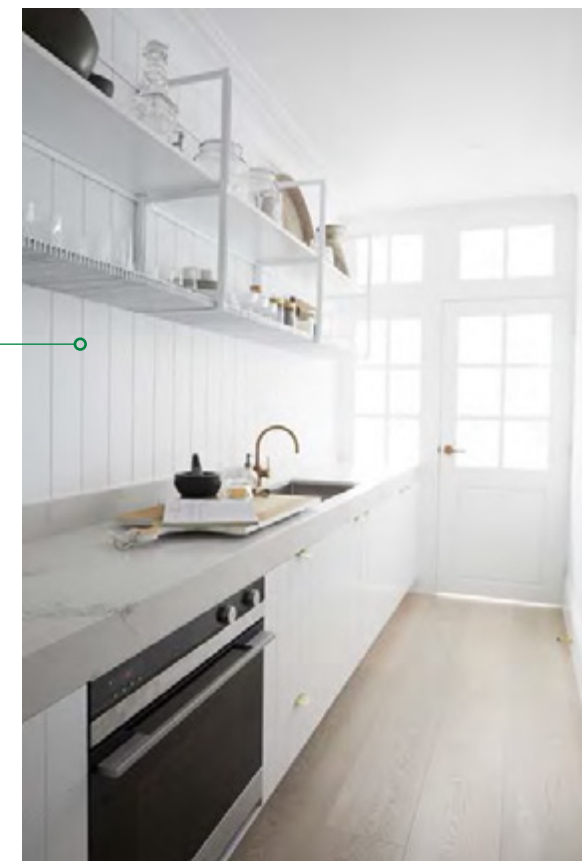
- Storage and bench space is a must - whether that’s putting in a butlers pantry if you have the luxury of space or an island bench that can also open up a room. The last thing you want is a kitchen that looks magazine-awesome, but is completely impractical.
- The trusted formula for achieving this functionality is the ‘kitchen triangle’ or connecting your kitchen sink, oven or cooking space and fridge areas. But in open plan kitchen/living areas, it can help to think of creating zones.
- If you have a separate kitchen, consider opening it up to the dining and living areas to bring together those spaces.



Need to know

Kitchens are also a great way to link to the outdoors by clever location of a BBQ or outside serving bench or even continuing your building materials - such as wall cladding from inside to out.

Hardie™ Groove Lining is a durable wall material that resists moisture and knocks. It gives the appearance of a vertical joint timber look to a kitchen splashback.



There are few areas of the home that get more traffic than the kitchen. So practical design means hard wearing. For walls and halls, consider high impact lining materials such as Hardie™ Groove Lining.



Kitchen by Three Birds Renovations. House 9. Ceramic sink by Reece.

The secret to an enduring bathroom lays behind the tiles.

A bathroom is a sanctuary. It's everyone's personal and private space - providing nobody is banging on the door. So ensure you have space you need, invest in quality products in this high use area. Don't be tempted to jump on the latest shmik design trend, rely on your personal style and remember the high use a bathroom cops daily.

There are three main types of bathrooms:

- the family bathroom
- the ensuite
- and the guest bathroom

Each type has a different role in the home. If you are renovating for a busy family, try and aim for a family bathroom and an ensuite. If you've got the room - and budget - a guest bathroom stops visitors from spending their time in private family areas. (Just think about where you put your guest bathroom - there's little worse than opening the door and announcing to a room where you've just been).

Bathrooms rightly attract a lot of attention and design consideration - ceiling mounted shower rose anyone. Keeping space usable is crucial - think long vanities, double basins, the ultimate layout has a bath and shower.

But it's also what you can't see under the hood that also matters. Internal wet



Villaboard™ Lining is heavy duty compared with plasterboard. If the waterproofing fails you can rest assured that it won't.

area walls such those behind shower recesses, tiles, vanities and floors, are high risk areas for damage in the future. Unlike plaster and chipboard, fibre cement products like Villaboard™ Lining and Secura™ Interior Flooring by James Hardie are resistant to damage from water and moisture. With respect to Villaboard™ Lining, it also has higher "hanging power" for tiles meaning those expensive penny-round tiles you always coveted are always secure. Villaboard can hold tiles up to 50kg a square metre*. While Secura has two functions - one side is designed for tiled areas with a sealant gap, and the other is suited to sit under vinyl and/or carpet.

Secura™ Interior Flooring is a fibre cement tongue and groove flooring that's resistant to damage from moisture.

Need to know

In older home renovating a bathroom may be a necessity. Often the layout is wrong for modern living, small leaks may have weakened timber flooring or structures, the look may be dated and few parts of the house take more wear and use.



*When installed correctly as set out in the installation guide current at the time with and maintained in accordance with James Hardie's installation literature current at the time of installation.

Has the laundry become the new bathroom?

Has the laundry become the new bathroom? A quick glance at Pinterest and renovation handles on social media reveals high design meeting high functionality. While it was not always the sexiest part of a renovation, your laundry is all about functionality and can be a major selling point. Laundries should be connected to your kitchen and your washing line should be as close to the laundry as possible to keep things practical.

Simple moves, like putting your washing machine taps in a laundry cabinet are easy ways to increase the space and usability of your laundry. And don't forget storage, drying space and ventilation such as extraction fans if you are running a dryer.

Hardie™ Groove Lining gives the charm of vertical joint timber in your laundry and it won't swell or warp from the humid air from the dryer.



Open plan living areas

Getting families together. Entertaining friends. Creating shared spaces and areas - that's what the modern living room is all about. The "good room", tucked away off a hallway never to be used, thankfully is no longer. The living room is for movie watching, video gaming, reading, chatting and snoozing - sometimes all at once. It's the most important, and public, space in the house.

Renovating gives you the chance to put your living room in the best possible position, with the best design. Have your living room windows and doors facing the sun and outdoors. Bring in the light and breeze. Sliding or stacking doors connect the living room to garden spaces, opening up the room and making it feel larger. In Australia, that means 30 degrees either side of north. If you can't relocate the room, there are always other options such as skylights and making window openings larger.

Open plan living means bringing your kitchen, living and dining area into the a single space. As always, floor plan is crucial. Have as few walls as possible. Take as much space from adjoining rooms as you can and zone off areas, such as a study nook.

Both Hardie™ Groove Lining with 100mm groove spacing or Axon™ Cladding 133mm Smooth with 133mm groove spacing can be used in ceilings. Vaulted and Cathedral ceilings give rooms a sense of grandeur and space.



Get the look

Modern design is all about simplicity. Think about seamlessly connecting the living area and outdoor area. Axon Cladding can be used indoors or outdoors providing the opportunity to create an interior feature wall that extends to the outside of the house.

The outdoors

Australia has the perfect climate for connecting the indoors with outdoors - whether that's a courtyard, deck, balcony or the good old backyard. With its Hills Hoist and bare patches of grass from endless cricket games - the backyard has always been part of our way of life.

But gardens are getting smaller and connecting the inside with outside and creating entertaining areas is even more important. Think of your outdoor areas like another room - flexible, inviting and built to last.



Privacy wall.
Wall: Stria™ Cladding 325mm.

Decks, balconies, gardens and verandas are a must for entertaining, all year round. Step outside and gain another room. Hardie™ Deck decking is made from fibre cement. And with its smooth, wide boards, clean lines and durability it creates a clean Modern Look - and all with timeless style and a Modern Look.



Wall: Hardie™
Fine Texture Cladding



Renovation foundations – Joe Snell's expert tips

- **Use a professional.** Renovating is often our biggest investment. You wouldn't skimp on a doctor or lawyer. Please don't do so on your home.
- **Do your research on builders,** and make sure to meet their past clients and see the work done. If a builder can't recommend anyone then alarm bells should be going off.
- **Confirm and understand your budget.** Think carefully about what you really need. Nail down your budget and contract with your builder before you start. Ensure that the builder is licensed and registered.
- **Design for the future.** Don't get caught up designing your renovation for your family now. Ensure that you have designed for your changing family needs over the next five to ten years.
- **Connect with the outside.** We live in one of the most liveable climates in the world, make sure any money you spend on your renovation is making the most of the outside environment.

Joe Snell is an award winning architect, designer and author of 'Your Best Home: 5 spaces x Design steps = a Better Life'. Find out more at studiosnell.com/joe-snell



Find out more about modern decking

Reality

Council approval

It's important to check with your local council before you start building. Submitting planning applications is not much fun. But that's all the more reason to approach this part of your renovation with care and clarity. Make sure you understand the rules set by your local council.

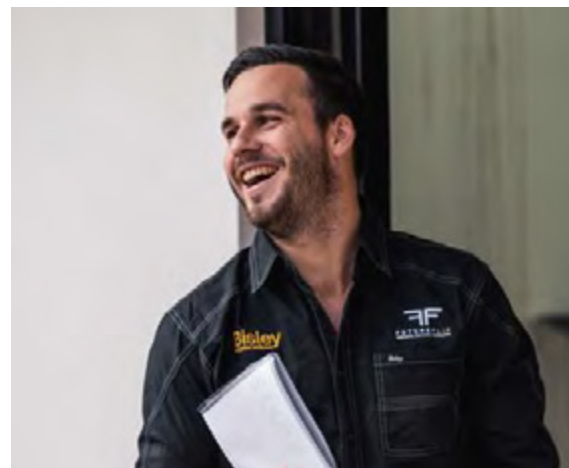
The first thing to work out is do you need any formal planning approval at all? There are three main types of approvals:

- Exempt development - things like small decks and carports that don't require approval.
- Complying development - low impact renovations like kitchens, garages and some ground floor additions.
- Development application - renovations that change the streetscape or impact neighbours.

These are examples only. Classifications and what is permissible may vary. Always check with your council first.

In NSW, many ground floor renovations can get by with a complying development - which is planning and construction approval by a council

or accredited certifier - rather than a more complex and time consuming Development Approval.



Applying and approvals

But if you do need planning approvals, who is going to handle them? It could be your builder, architect or a project manager. Who you choose depends on the needs and complexity of your reno but it's essential everyone is crystal clear on their responsibilities.

And perhaps the most important thing to consider with the planning approvals process is time. Your application has to adhere to both state and local-council laws, and could be objected to by your neighbours. With the timeframes involved in each part of the process, approvals can take up to 8 weeks, or longer.



Need to know

To avoid objections, it's a great idea to talk with your neighbours through the planning process to avoid surprises. And be prepared to work closely with your build team and local council to quickly amend plans and deal with objections.



Find your builder

Some people have the time and skills to manage a renovation themselves. But for most, the task can be too big to take on.

Enter the builder. Now, you are going to spend a lot of time with your builder. Calling them. Waiting for them to call you. Meeting them for coffee. Meeting them on site. Meeting them for coffee on site. Texting. Emailing. You want to choose the right one.

To find yours, speak to at least three different builders about your plans and vision, ask for references from previous clients and to see some of their finished builds.

A great way to create or cutdown your shortlist is to ask for recommendations from family or friends - because anyone who has used a builder will know them well by the end of the project.

If you don't have any first-hand recommendations, start by looking at online reviews. And, of course, balance all your research with your budget and their availability.

A good builder is a true partner in your reno. Someone who protects your best interests, manages trades seamlessly and has a keen eye for quality control on every part of the job.

It may seem like a lot of work, but getting the right builder will save you so much more work in the long run.

James Hardie's [Find a Builder](#) is a handy directory. It may help you find a local builder.



Owner builder

You've probably heard the line. Being an owner builder can save you 30% of your build or renovation cost. But what does being an owner builder mean, and is it right for you and your renovation?

Put simply, being an owner builder means co-ordinating and supervising the whole build process. That means managing the trades the project needs, work quality as well as being responsible for insurance and safety on site. The upside of wearing that risk is clawing back the margin that a builders charge, which can [range between 6 - 22%](#).

Being an owner builder can appeal to those with renovation experience. Remember, owner builders must do an approved course or have existing accreditation.

But there are downsides. Owner builders often have to balance managing their reno with their day job, plus being an owner builder can make it more difficult to get finance from the bank or other lenders for a construction loan. Some banks may only [lend between 0 - 60%](#) of the entire construction costs. Builders are also experienced in the juggling of trades, work flow and scheduling needed to keep a project on track. Owner builders need to ensure that the work meets building regulations and standards.

Builders also have extensive connections in the industry, making it easier to find trades and workers they can trust.

Your design team

Who will you need?

[Architects](#) are experts in going from the big picture to the little details. They can translate your vision into a plan - maximising light, space and functionality. Architects can help give you better clarity on how your home can be improved, which materials to use and how to best maximise the space. But they do come at a cost. A [draftsman](#) is trained in technical and material design, which may be enough for your build, provided you have a clear design and style in mind.

[Building Designers](#) are the all-in-one renovation option. With [design and construct builds](#), the building company completes the architectural design of your build or renovation, is responsible for planning and documentation as well as the build and project management. With your design input, Building Designers are experts in understanding how your home fits your needs, and provide expert advice throughout the build. One of the advantages is a single team to deal with across the build and often services such as designs are fixed cost.





Need to know

Have a builder and designer work together from day one and collaborate to build to your budget. It can be risky to finish your plans with a designer and then try and get quotes to build the design. When - or hopefully if - costs blow out there can be a blame game.

Planning consultants can be helpful if you are starting a renovation that requires complex planning approvals. Paying for their expertise in negotiating regulations and approvals at the start can speed up your build and save you in the long run.

If you're building your dream home and want to get involved, do the [Three Birds Renovations 6 week Reno School online course](#).

Three Birds Renovation School



A good builder is a true partner in your reno. Someone who protects your best interests, manages trades seamlessly and has a keen eye for quality.



Scope

Budget

How much will my renovation cost? Even if you know how many bedrooms and bathrooms you want, the answer to this question is all in the detail.

Three Birds Renovations Reno School estimates the cost of a renovation can be anywhere between \$1,000-\$4,000 per square meter. But several key factors including the size and shape of the addition, the number and size of bathrooms, the type of external cladding, roof covering, windows and joinery selected, and the condition of existing dwelling all contribute to building costs.

An accurate quote requires a fully finished plan, including detailed product and fit-out specifications, that can be estimated by your builder. The simplest way to ensure you'll be on budget for a big job is to approach an architect, builder or design build company with your specific budget to begin with.

To ensure you maintain a balanced budget, it can be a good idea to allow a contingency of 10% for simple renovations, and more for houses where integrating the old and new can create challenges. Be disciplined and stick to your specs and vision boards, and avoid last minute variations with additional costs.



Create feature walls by replacing boring plasterboard with cladding.



 **Have three budget costs in mind:**

- 1. What you hope it will cost**
(as inexpensive as possible).
- 2. What it will probably cost**
(the proposed costs you lock in before commencement).
- 3. What it might end up costing should anything go wrong**
(e.g. price surges on materials, unexpected delays, etc.).

Be realistic. Avoid bill-shock. And the disappointment that comes with it.

Allow for unknowns - especially if updating an existing house.

Think about the extras. With so much attention going into maximising space, selecting taps that are modern but won't date and keeping track of costs, it's easy to let thing on the side slip such as window finishes, driveways, rain tanks fencing and landscaping.

Project: Maroubra, NSW
Look: Mid-Century Modern
Walls: Stria™ Cladding 325mm
Paint: Dulux® Lexicon Quarter
Designer: Studio Snell



The simplest way to ensure you'll be on budget for a big job is to approach an architect, builder or design build company with your specific budget to begin with.

Your budget checklist

Getting your budget right and sticking to it is crucial to delivering the renovation you imagined. Here's an easy to use checklist to make sure you start on the right track.

Your team

Architect/Building Designer/Draftsman	
\$	
Interior Designer	
\$	
Structural Engineer fees	
\$	
Private or Council Certifier	
\$	
Environmental/Soil specialist	
\$	
Surveyor	Council fees
\$	\$
Water Board	Arborist
\$	\$

Inside

Cabinetry	
\$	
Wardrobes	
\$	
Air Conditioning	
\$	
Fixtures and fittings	
\$	
Flooring	
\$	
Window coverings	
\$	
Appliances	Styling
\$	\$

Before you start

Rent	Removalists
\$	\$

Outside

Landscaping	
\$	
Fencing	
\$	
Solar Panels	Awnings
\$	\$
Pool	Renderer
\$	\$

Builder and trades

Demolition	
\$	
Builder	
\$	
Electrician	
\$	
Plumber	
\$	
Tiler	Glazier
\$	\$
Painter	Plasterer
\$	\$

Total \$

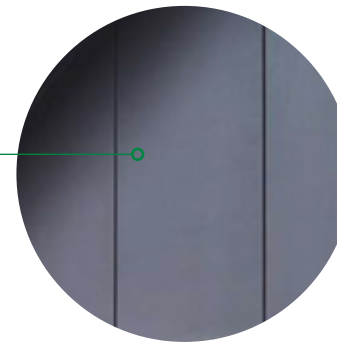
[Download our budget checklist](#)

Disclaimer: This is a general checklist only and is not intended to be comprehensive. It is provided for general information purposes only and should not be relied upon.

Case Study

When Scandi Barn meets Edwardian charm.

*Matrix™
Cladding*



The owners

Mark and Suzette had returned to Melbourne to re-establish their roots after two decades overseas. The couple had a choice - buy a new place or renovate the house they bought in 1994.

“We lived in it for a few years before we moved offshore, Mark says. We really liked the house and its historical nature. On coming back to Australia, we were considering what we would do and we thought we’d really like to renovate” says Mark.

The ask

Renovate an Edwardian home, which by Suzette’s own admission needed some work, and combine heritage with modern architecture. It was your typical single fronted period place with a skillion roof on the back, she says. “We’d always thought that we were going to just chop off the back of the house and take it to the tip, because it was just terrible.”



Front

The builder

Shaun Clancy at Clancy Constructions in Kew. You can find a builder in your area using [James Hardie’s Find a Builder page](#).

“...we engaged people that we both trusted and who ultimately delivered on our vision.”

The look

The design of the Mark and Suzette's renovation had several components that needed to be integrated - their desire for a Modern Minimalist Look that also worked with the old part of the house. The answer was the modern Scandi Barn Look.

This design features steeply pitched gable roofs, clean, and open, light warm internal spaces. And the reference to the Scandi Barn is clear through the renovation. The roof lines of the renovation compliment the pitch of the roof that was in the old part of the house, Mark says.

“It marries the heritage, he explains. “I can actually just sit up here and look at the back of the property and I really do like the way it presents itself here.

The ‘one thing’

For home owner and renovator Mark, they “got it right” because of the people they used for the build. You do put a lot of trust into the people, the contractors, the architects and the subcontractors that come onto site.

“I think we were genuinely lucky in that we did engage people that we both trusted and who ultimately delivered on our vision,” Mark says.



The materials

Building a Scandi Barn, on the frame of an Edwardian home, with its lines and angles was a challenge. That's where the Matrix™ Cladding helped, the shadow line in the frame and the paintwork created a generous feel.

“The Matrix installation process is very easy,” Shaun says. “The carpenters on site can complete it from start to finish. It's easy for the guys to work with.” And maintenance has been easy. When a recent dust storm came in Mark and Suzette had to scrub down the old weatherboard front of the house but the Matrix just took a damp cloth and didn't retain the moisture.

The result

Mark and Suzette, who are both keen gardeners, are retired now - giving them even more time to appreciate what they have managed to create. We've kept all the old photos, Suzette says, and looking at the house now it's like chalk and cheese.

“Mark was looking through some photos and I didn't realise it was our place he was looking at and I looked over his shoulder and I thought “wow that looks great” and I did a double take and it was the back of our house,” Suzette says. “It really is quite beautiful.”



Find out more about creating the Scandinavian Barn Look

3 Get Building

Now the fun begins. The daggy and dated comes crashing down. The leaky and loose gets ripped out. And the old makes way for the new. This is another point in the build where it can be easy to get carried away with the excitement of all that's taking place. But achieving the best results, and keeping your sanity, requires a calm, considered and logical mindset right through the construction phase. Here's how to keep the ship steady through the ups and downs of the build – and beyond.



The build and beyond



Working with your builder

Your relationship with your builder and tradies has a defining affect on your overall renovation experience. Like all relationships, the key is communication. Ensure there is a clear understanding of responsibilities and expectations at every point in the process. Everybody should know who is managing every task. No question is too simple, no detail too small.



Need to know

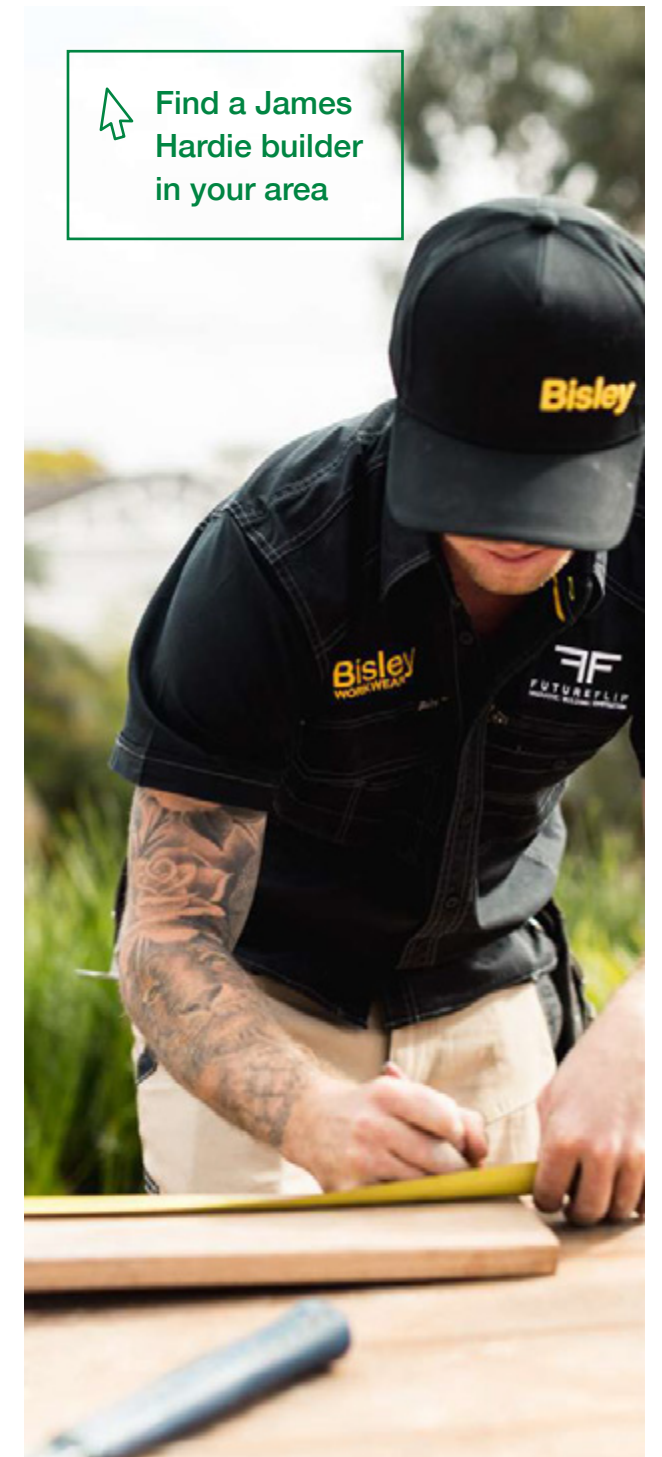
Conversations with your builder should always be part of the process, and to avoid misunderstandings, make sure you put all your communication in writing.

That means:

- Speaking to your builder daily - even if briefly. It helps to build your relationship and helps identify any problems early. It helps to know what you want, or what you need advice on. Don't leave any chance for confusion or grey areas. Be specific, be detailed.
- Meet on site whenever you can. There's nothing like being there to make sure your instructions are clear - and it also helps the builder, who knows the technical details explain any issue more clearly.
- Don't rely on hand written notes, and certainly don't rely on requests, questions or even answers from often chaotic site meetings. Your builder may be managing more than one build or quoting for new jobs. Follow up site meeting with requests by email. This will ensure there is no confusion about your requests and each party's responsibilities.
- Ask every question you have about the build and ask it early - because making retrospective changes to work can be costly, time consuming and is often based on misunderstandings.
- And while conversations should always be part of the process, make sure you put all your communication in writing.



Find a James Hardie builder in your area



10 tips for working with a builder – Futureflip's expert tips

1. Do your research and ask for references.
2. Check the fine print. Ask your builder if they are fully licensed and fully insured.
3. How long has the builder been in business? How many projects of this type have they completed?
4. Have a clear idea of what you want to achieve so that builders can provide accurate quotes and plan the process accordingly.
5. What's your final budget? There's often a difference between budgeted cost and the total cost of the project. Preliminary costs can be an extra 20% of the build budget.
6. How will the builder communicate with you during the project. What's their standard turnaround time for communication?
7. Ask how many projects they're currently working on, and how many they will be working on during your build.
8. Ask your builder how often you can access your home during the build.
9. Ask about the latest date to make changes to your plans without incurring extra charges.
10. Ask your builder to outline exactly what is included in the contract and any items that could vary in price.

Futureflip is a Sydney-based design and build company, specialising in new duplex constructions, with more than 15-years experience. Check them out on Instagram: [@futureflip](https://www.instagram.com/futureflip)



Stay on time and budget

You've been disciplined. You've done the right thing with your budget, shopped around, triple checked quotes, made compromises. So how do you make sure all that hard budget work doesn't get blown away once you start building? Renovation budgeting is hard. Sticking to a renovation budget is even harder. Costs can creep in a number of ways.

Some of the most common causes of budget blow-outs are unforeseen problems, such as the need to rewire or re-stump, or last-minute upgrades to fixtures and fittings – like changing a benchtop to a stone benchtop.

It's important to stay true to your budget and your plans throughout the build. A little bit of design discipline will keep you on track.



Your dream home should have a dream garden. Don't neglect landscaping.

Tips for keeping your reno on budget.

1. Reduce your unknowns. The first thing is to know as much of the detail of your renovation before you start - from taps to tradies and layouts to landscaping. The more you plan the less surprises.
2. Have a schedule and stick to it. Sounds simple right. Remember one of the most common causes of budget blow outs is delays. Your budget has a twin. And that's your renovation schedule.
3. Some builders and tradies can use that laid back approach to their advantage. You have contracts and quotes with timings for a reason. Don't be afraid to speak up. But do be reasonable and polite. It will get you places.
4. Identify the rooms that could cost you time and pay extra attention. And bathrooms and kitchens are the prime culprits.
5. Take pictures. And lots of them.

Keeping your budget balanced also relies on very clear, detailed contracts with your construction partners. Ensure every task and cost must be accounted for and allocated to someone before you start the build. Get it all in writing because you don't want to get halfway through the job and hear the dreaded words, "that wasn't included".

And a final watch out is landscaping – the too often forgotten part of the renovation. With so much time and effort into planning and budgeting for their dream home, the dream garden is often neglected.

Need to know

Beware of variations. Think of this as like bracket creep and income tax. Variations are the agreed changes to what has been agreed in your building contract. That means things like changing benchtops to stone, changing timber window frames to black powder coated steel frames. It doesn't take much for a few variations to add up to a lot more money.



The basics of building contracts

Each state has a specified value of work over which the home owner will need a building contract. In Victoria, for example, this value is \$10,000. Builders work off two basic types of contracts - Fixed Price or Cost Plus. So what should you go for and what should you look out for?

Fixed Price contracts are the most common and they include the builder's 'margin' and GST. But beware, Fixed Price isn't always what it seems. Prices can change due to variations, for example deciding to put a skylight in that living area that wasn't in the plans. Another watch out is the items a builder specifies. These may be standard items rather than the finishes you have always dreamed of. Any cost difference is worn by you.

Make sure your plans are clear and you are across the specifications such as lighting, benches or floor coverings.

Cost Plus contracts do have an estimated final price. This is based on a scope of work that you agree too, and where you pay for the costs of materials and labour as well as a nominated builders margin. A Cost Plus contract means keeping a very close eye on your builder and the costs they are passing on.

🖱️ **The Master Builders Association has a range of contracts you can use as a guide.**

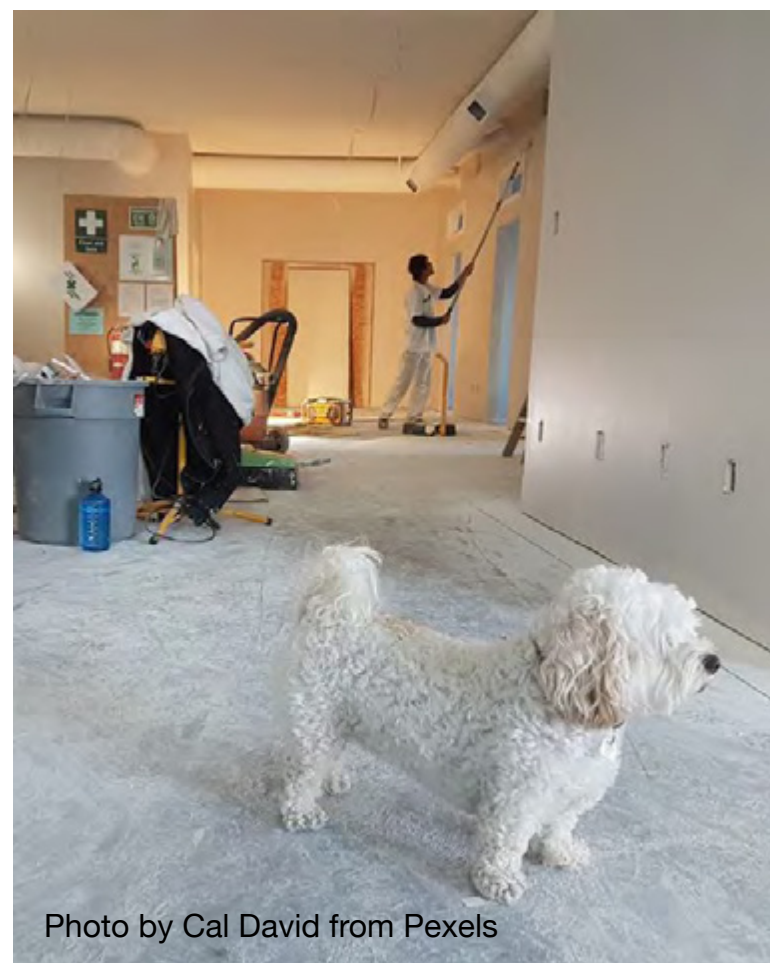


Photo by Cal David from Pexels



Photo by La Miko from Pexels

Where to live while renovating

You've done the planning, found your look, your builder and your ready to start renovating. Where do you live?

For some renovations there may be no choice but to move out. But remember moving out means moving up the budget. According to property research group CoreLogic - the median rent across Australia in 2019 was \$436 per week (\$454 in Melbourne and \$582 in Sydney).

There are advantages of living on site while you renovate, you and your family feel part of the process, it is easier to keep track on progress and keep an eye out for issues. But living in your home while you renovate can add to an already stressful situation. There's the dust and dirt and cramped living conditions when that bedroom becomes your makeshift kitchen and living room and study.

Chances are that reno is already all consuming. And it becomes even more consuming when you can't get a break plus there can be a lack of privacy.



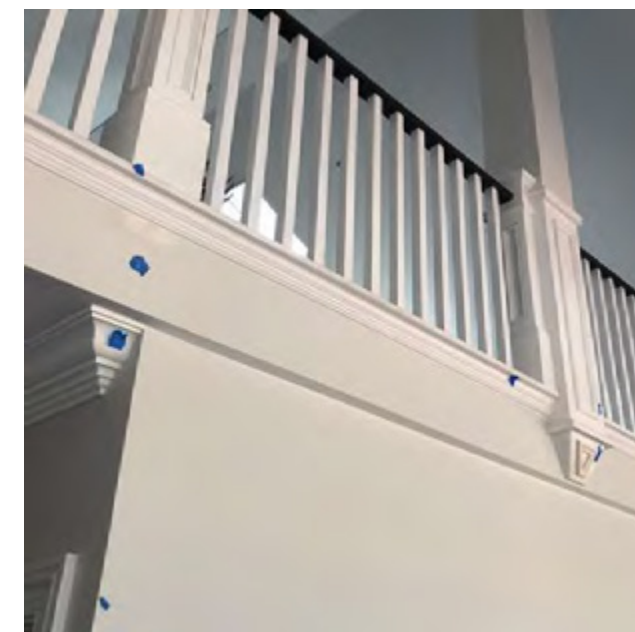
Master Builders Australia has a range of contracts you can use as a guide.

Contracts, defects and warranties

You're done. Finally. You've moved in for a few months and you're all settled. It's only then that you notice the leak in the ensuite roof and the floor-to-ceiling sliding doors that were supposed to open with the touch of a single finger - actually take two hands and side-ways weight lifting pose to open. Who is responsible for repairs?

Home renovation warranties were brought in to protect home owners if their builder or contractor failed to complete a building or renovation for reasons such as becoming insolvent, death or disappearance. These warranties have different names but your building contract should identify your warranty rights.

Depending on which state you live, your contract will have what's called a defect liability period where you can tell your builder about any defects to be repaired. This is from 3 months to a year. After that the owner generally has up to 7 years to tell the builder of major defects such as plumbing faults.



Before handover put a bit of bright blue masking tape on every blemish you can spot.



Need to know

One of the best ways to deal with defects is to agree to a time to meet with your build on site **BEFORE** you move in work through an agreed defects list to be repaired. It also pays to go through the same process **AFTER** you have moved in and lived in the property for a few months as other defects can emerge in that time.

Renovation regrets

Mistakes. We all make them. And when you're renovating, they can cost you time and money. Here are common pitfalls to watch out for:

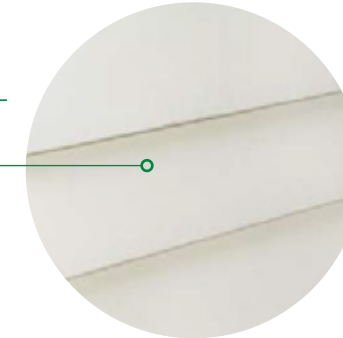
1. **Having an unrealistic budget.** Don't underestimate the costs of materials and labour. Do your research and make sure you build fat for a blow-out. You may not see it coming.
2. **Being too tight.** Keeping too tight grip on the cash can mean you won't end up with the renovation you wanted. Instead, work out the rooms, specifications, features you're willing to compromise on - and the ones that are non-negotiable.
3. **Being indecisive.** Yes, you will need to be flexible during your planning and build. But every change you make will likely increase your costs. There's no point in spending time and effort in budgeting and planning and scheduling only to make too many changes along the way.
4. **Be clear on why you are going DIY.** Doing it yourself sounds easy, and it can be a way to save money and get involved in the project. But depending on how handy you are, any mistakes you may make could be costly to fix. And the time it may take you to do a job, compared to a professional could delay the project. Remember, some jobs like plumbing and electrical works should always be left to the professionals.



5. **Relocating plumbing and electrics.** If possible, keeping existing plumbing and wiring can save you time and money, as this kind of work is often the more expensive part of renovating.
6. **The view from the street.** Think about how your house looks from the outside? Pay particular attention to the entrance of your house for that first impression - your front entry, driveway and path. Street appeal is a crucial part of resale value.
7. **Lack of storage.** It's a truism, that the more room you have the more stuff you'll put in it. Repeat after us - "you can never have too much storage".
8. **Being too trendy.** Part of the design process is finding inspiration from what we see around us. Just remember it's also important to focus on the timelessness of your style, home and renovation. Sometimes quality wins over popularity.
9. **Using all the space you have.** Every house or property has its own quirks - and these can often be incorporated into your renovation. That means everything from putting a little study nook at the end of a kitchen bench or building to the boundary - where planning permission allows - to maximise small blocks.



Linea™
Weatherboard
180mm



The owners

It was a London thing. Englishman Joe met Perth girl Suzanne in the UK capital in the late 1990s. They fell in love and not long after their first child Luke was born, they made the call to move back to Perth. After their 2004 return, the family grew with Tom and Tess and a Groodle named Murphy and a Moodle named Theo.

With their family growing and after living in the house for a few years, Joe says he “couldn’t wait to move forward” with renovations.

“It was an old house before and we didn’t want to entirely replace the original look but add to it, smarten it up, but do it in a way that was not too imposing. Something easy on the eye, lots of light, lots of timber,” he says.

The ask

Joe and Suzanne purchased their home in leafy East Fremantle, a suburb they have always loved, on a 1000sqm block in 2009. Joe hated it at first Suzanne recalls, and initially he thought buying it was a big mistake.

“It used to be a brick bungalow with a bad 80s reno but I had the vision of turning it into a Hamptons-style home,” she says.

The builder

Nulook Homes

[James Hardie’s Find a Builder page.](#)

Case Study

Renovation reward: The Hamptons house that delivered a family home.

The look

Joe credits Suzanne with the vision for their renovation. That vision was to create a Hamptons-style home that was ‘timeless and classic’. So they worked with a drafting studio and a designer to get the Hamptons style they were after - a Coastal Look and feel with generous proportions and clever use of outside space.

“The look was 90 per cent based on our ideas. The designer was able to get to grips with what we wanted quite quickly and reflect that in the drawings,” Suzanne says.

During the renovation the family moved into a small rental property around the corners - and then to Suzanne’s parents home. Suzanne says it was the builder who suggested ways for the family to achieve their Hamptons Look in a low maintenance way.

The build

Looking back, Joe says renovating an old house is harder than building new. There were shocks. The old building needed care and they discovered mid project that the house’s earlier extension hadn’t been built to code. The slab was half the required thickness with no steel reinforcement and so needed re-doing.

The biggest low of the renovation, Joe says, was when a neighbour decided that the demolition of the 80s extension off the back of the original 1930s house was “too much” and stopped work on site.

But each renovation low, he says, was balanced by the highs. Milestones such as seeing the upstairs timberwork take place, the windows, cornices and kitchen going in, and the cladding and roof going on “so that we could get a feel for what the place would ultimately look like”.

The ‘one thing’

The family moved in when the house was almost complete, excluding a few issues with the pool and the landscaping of the garden.

“Our biggest high was being in OUR house on the first night back in after the reno and having a glass of bubbles!”

While the renovation came with its stresses, Joe says, “The ability to see your ideas come to life and know that what you have done is (reasonably) unique is quite rewarding.”

The materials

The Hamptons style is defined by its weatherboard look, and Joe says they decided to use Linea™ Weatherboards by James Hardie on the recommendation of their builder. It allowed them to “achieve the classic weatherboard look but without the maintenance issues and better longevity. It is the perfect product. Looks fantastic and stands up to conditions really well.”

The result

Joe and Suzanne’s East Freo Hamptons home captures the character of its 1930s heritage but with an elegant update. And it’s a renovation that created a home that will cope with the rigours of their family.

“[With] lots of patience and some tears and laughter along the way, we got the forever home we dreamed of, somewhere our kids can always come back to.”



“...we didn’t want to entirely replace the original look but add to it, smarten it up...”

Hamptons Looks

A charming, timeless and often opulent home design. With its coastal origins, the Australian Hamptons home design makes for an ideal forever home or beach shack renovation. The Hamptons style brings forth a relaxed coastal atmosphere with generous proportions of space for gathering and entertaining.



Australian Hamptons Look

Australians have made the Hamptons style their own. This look is less ornate and more down to earth. It features metal roofs, larger verandahs for protection in hot summers and is often reminiscent of Queenslander homes.

‘Timeless design Australia has made its own.’



Traditional Hamptons Look

The traditional Hamptons look is pretty, luxurious and highly detailed. It retains more of the American Hamptons influence resulting in classic charm. It suits sprawling homes with complex rooflines and layers of stately decorative details.



Contemporary Hamptons Look

Australians who appreciate the opulence of the Hamptons style have added bold contemporary touches for a higher level of sophistication. Expect bold gables and high contrast between cladding and trims. Clean lines are favoured over fussy ornamentation.



Discover more

Deep dive into the hallmarks of each look.

[Download the Hamptons Look Book](#)

Modern Looks

Modern homes are contemporary in design. They' stay on trend into the future. Homeowners are resisting the dated, inefficient, brick-clad, hip-roof homes many builders have stuck with since the 1980s. Today's home buyers and renovators prefer the simple, clean lines of a modern home and a light and airy open plan lifestyle it can bring.



Box Modern Look

The box shape is foundational in modern design. A single box creates little interest. The arrangement and treatment of distinct box shapes makes it compelling.



Mid-Century Modern Look

Modernism emphasised function over design. The look reveals the structure. Large openings to connect with the outdoors. There's a resurgence in this style.



Modern Coastal Look

The look is reflective of Australia's beach shack history. Crisp white weatherboards and styled outdoor living areas portray a luxe laid-back beach lifestyle.



Mixed Cladding Look

Mixing cladding styles add design diversity to similar buildings. It creates interesting façades and streetscapes. Up-scale textures to create interest.



Scandi Barn Look

Barn style homes are loved for vaulted ceilings, open plan living spaces and bold street presence. A steeply pitched gable roof with no eaves is a must.



Discover more

Deep dive into the hallmarks of each

[Download the Modern Look Book](#)

Modern Cladding

Fibre Cement looks like vertical joint timber and weatherboards yet it's fire resistant and resistant to damage from moisture and termites.



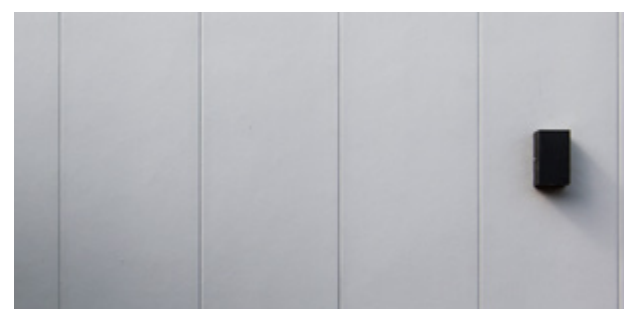
Timber
look



Linea™ Weatherboard 150mm
16mm thick Scyon™ Formulation.



Linea™ Weatherboard 180mm
16mm thick Scyon Formulation.



Axon™ Cladding 400mm Smooth
400mm groove spacing. Smooth texture.



Axon™ Cladding 133mm Smooth
133mm groove spacing. Smooth texture.



Axon™ Cladding 133mm Grained
133mm groove spacing. Wood grain texture.

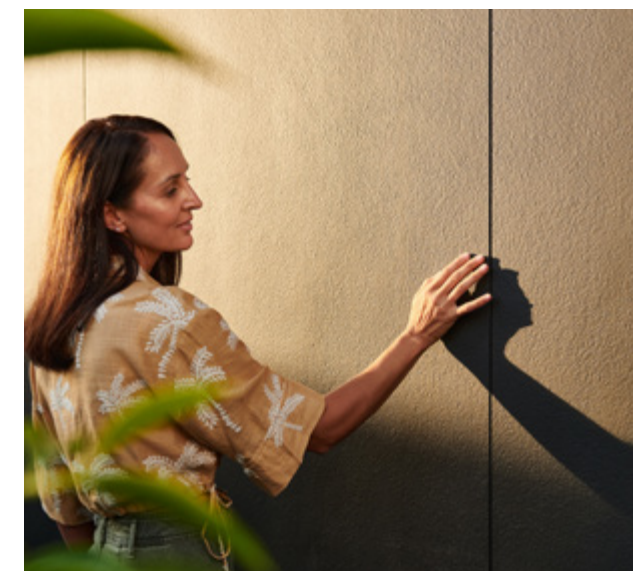


Visit the [External Cladding](#) page for sizes, pictures & installation guides.

It can also look like panels or a rendered brick wall without the need for a bricklayer and cement render tradesmen.



Stria™ Cladding 325mm
15mm grooves 300mm apart.



Hardie™ Fine Texture Cladding
Pre-textured board, reminiscent of fine render that's pre-sealed and ready to paint.



Stria™ Cladding 405mm
15mm grooves 380mm apart to look like raked rendered masonry.



Matrix™ Cladding
Horizontal layout with joints painted black.

Classic Cladding

Exterior solutions by James Hardie has a range of classic fibre cement weatherboards profiled or wood grained to suit heritage homes.



PrimeLine™ Newport Weatherboard 9mm thick. Grooved for a deeper shadow line.



PrimeLine™ Chamfer Weatherboard 9mm thick. Double width board.



PrimeLine™ Heritage Weatherboard 9mm thick. Double width board.



Hardie™ Plank Woodgrain Weatherboard 7.5mm thick & 205mm high. Wood grain texture.



For the full exterior product range visit the [External Cladding](#) page.

Note: PrimeLine™ Summit and Hardie™ Plank Old Style and Rusticated have been discontinued.

Sheets & Trims

The Hardie™ range of fibre cement exterior products also makes simple flat sheets and extruded fibre cement trims for decorative architraves and battens.



Hardie™ Flex Eaves
Simple and effective. Installed on most Australian houses.



Axent™ Trim
Durable fibre cement trims for decorative window frames.



Hardie™ Flex Sheets
Use with battens for cladding walls and gables.



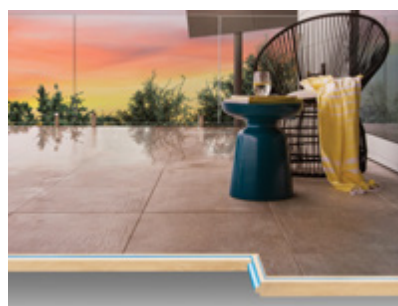
Axent™ Trim
Durable fibre cement trims for a board and batten cladding look.

Floors & Decks

Hardie™ Deck and Secura flooring both use a tongue and groove systems to make durable fibre cement floors easy and fast to build.



Hardie™ Deck
19mm thick compressed Fibre Cement decking.



Secura™ Exterior Flooring
Use under tiled balconies.
19 and 22mm thicknesses.



Secura™ Interior Flooring
Use under tiled bathroom floors.
19 and 22mm thicknesses.

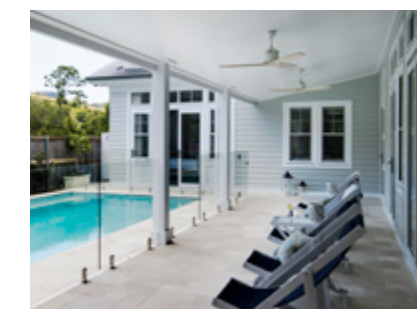
Interiors

Visit jameshardie.com.au for the full product range including underlays.

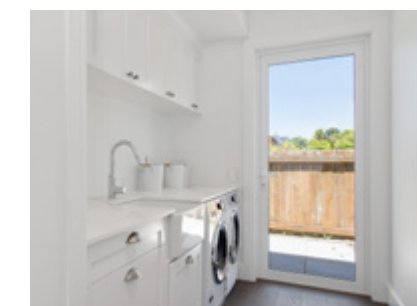
Use fibre cement sheets in wet or dry areas. Hardie™ Groove for the VJ look and Villaboard for tiles or a durable alternative to plasterboard.



Hardie™ Groove Lining
V-grooves 100mm apart. Beautiful detail for interior walls.



HardieGroove™ Lining
V-grooves 100mm apart.
Also used in veranda soffits.



Hardie™ Groove Lining
V-grooves 100mm apart. Use in powder rooms and laundries.



PineRidge™ Lining
Vertical joint timber texture
internal lining ideal for garages.



Versilux™ Lining
Ceiling or soffit lining with
black express joint accessory.



Villaboard™ Lining
The gold standard for bathroom
construction for over 50 years.

Product comparison table

 Find out more about [Fibre Cement](#).

James Hardie range of fibre cement exterior cement products

Got the look? Now get the products and specs you need to make it happen

Hardie's™ Fibre Cement Product	Thickness	Exterior	Interior	Eaves or Soffits	Timber Look	Render or Cement Look	Panel Look	Hamptons or Traditional Look	Modern Contemporary Look
Linea™ Weatherboard 180mm &150mm	16mm	•			•			•	•
Axon™ Cladding 133mm Smooth & Grained	9mm	•	•	•	•				•
Axon™ Cladding 400mm Smooth	9mm	•			•				•
Stria™ Cladding 325mm & 405mm	14mm	•	•			•			•
Matrix™ Cladding	8mm	•					•		•
ExoTec™ Façade Panel & Fixing System	9mm	•				•	•		•
EasyLap™ Panel	8.5mm	•					•		
Hardie™ Fine Texture Cladding	8.5mm	•				•	•		•
Hardie™ Flex Sheet	4.5 & 6mm	•		•			•		
Hardie™ Groove Lining	7.5mm		•	•	•			•	•
PineRidge™ Lining	6mm		•	•					
Villaboard™ Lining	6 & 9mm		•	•					
Versilux™ Lining	4.5 & 6mm		•	•			•		•
Hardie™ Deck Decking	19mm	•							•
Secura™ Flooring Interior & Exterior	19 & 22mm	•	•						

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call 13 11 03 | jameshardie.com.au

