

THE ESSENTIAL GUIDE TO

INTERIOR RENOVATION

PLANNING AN INTERIOR RENOVATION
IDEAS AND INSPIRATION
THE DESIGN PROCESS



RESOLUTION PROJECTS

RESIDENTIAL RECLADS | RENOVATIONS | NEW BUILDS





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1 ENHANCING HOW YOU LIVE IN YOUR HOME

If you love your home and its location, but it doesn't quite work for your needs, an interior renovation will give your house a new lease on life, bringing cohesion to a cacophony of decades in an older home, updating the interior of a home, or just adding your own unique sense of style.

We live in a fast-paced world, so it's natural to want a space that makes you feel at ease from the moment you walk in the door. Our expectations around a home have increased and as families expand, so do a home's needs. Modern living has seen us shift towards more open-plan living with breakout spaces. While 'lockdown life' increased people's desire for a home the whole family would thrive in. A home renovation can create a space and home that works for you and everyone you share it with.



IMPROVE YOUR AT-HOME EXPERIENCE

First, consider how long you think you will be in the home and what your needs will be as time goes on. Will children need separate bedrooms as time passes, and will elderly family members move in with you? Factor in who will be living in the home over the time you plan to be there and what their changing needs may be to future-proof your renovations.

AN UPSIDE TO YOUR PROPERTY VALUE

The upside to an interior renovation is that it will enhance property value and saleability in the long term. Things that can make a dramatic impact include new entry and garage doors, windows, cladding and sliding doors, along with a new kitchen and bathroom and adding a deck to enhance the outdoor area.

REASONS TO RENOVATE...

- You want to elevate the living space to suit your style.
- You want to create a modern kitchen that will become the heart of the home.
- You'd like your bathroom to be less 'retro' and more 'retreat'.
- You want your bungalow or villa to have the convenience of wardrobes and storage, as well as functional lighting or creature comforts, like aircon.
- Your older children will benefit from more breakout spaces.



**WHATEVER YOUR VISION, WE CAN CREATE AN
INTERIOR SPACE THAT WORKS FOR YOU.**

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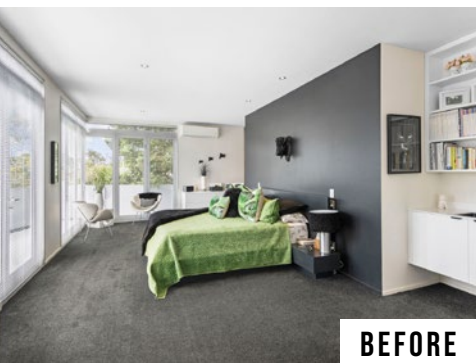
INSPIRED DESIGN

Take a look through these before and after images for design ideas to consider.



BEFORE





BEFORE



BEFORE

The master ensuite bathroom was in good condition but was in need of an update. We retained the original grey tiles, transformed the vanity wall with white finger tiles, a new vanity and a screen wall for the toilet.



BEFORE

The bathroom was small and only allowed for a vanity and shower of bath. We increased the bathroom footprint to allow for a walk in shower, toilet and new layout.

Screens can break up areas without reconstructing the room – a simple and cost-effective way to change the atmosphere of the home.

Custom wardrobes built for your bedrooms are life-changing for those in old homes that lack practical storage.



3 ROOM-BY-ROOM TRANSFORMATIONS

KITCHEN

Often considered the 'heart' of the home due to the whole family congregating there, the kitchen sets the style of your house. Improving the flow and maximising bench space for meal prep, organising and entertaining are key to making this hub highly functional and appealing. Whether you are planning a completely new kitchen or modernising an existing one with cabinetry, tiles and tapware, we can help you find the best options for your goals and budget.





EXTRA LOUNGE AND MEDIA ROOMS

The lounge is where the family gathers to unwind after a busy day and entertain guests on the weekend. It's an area that needs to maximise comfort when reading, playing games and curling up on the couch to watch movies. To maximise practical space, consider a custom-made floor-to-ceiling storage wall that holds all your books to your television and even a pull-down desk for study. If your family has outgrown your home, an option could be creating an extra lounge for the kids' toys or a separate media area to make screen time a special occasion.

A new nook secondary lounge was created by reconfiguring the upstairs layout where the childrens bedrooms were.

Space for a new family bathroom (saving the kids using the downstairs bathroom) and also this extra nook for the kids to watch TV and play games was achieved.





BEDROOMS

Need an extra room? If you have space to extend, this can be the perfect opportunity to create an ideal master bedroom, complete with an ensuite bathroom and walk-in wardrobe. If you're redesigning your existing space – particularly if yours is an old bungalow or villa with no cupboards – consider built-in storage such as window seats and wardrobes for much-needed storage.





LAUNDRY

It may be a dreaded chore, but an organised and functional laundry area can improve this tedious task tenfold. Ideally, the laundry should provide ample storage for all washing necessities and cleaning products, along with laundry baskets, an ironing board/steamer and the space to organise washing. Splashbacks up the style quotient and protect the wall from moisture.

BATHROOMS

As one of the busiest spaces in the home, the bathroom requires careful planning to maximise both space and functionality. First, consider the amount of storage you need. A key feature of this space, the vanity can be freestanding, wall hung, double or single, and likewise, the tapware can be vanity top mounted or wall mounted. A bathroom redesign is where we will discuss the best shower and/or bath arrangement for the space and whether you'd like the luxury of underfloor heating.



WISE WORDS

Fixtures and fittings can dramatically transform a home. Swapping run-of-the-mill silver tapware and handles in bathrooms and kitchens for a contemporary design or even a striking shade like black, bronze or gold can turn a space from ho-hum to appealing.



FLOORING

Flooring can set the tone of your home. There are many different flooring options available, and each has its pros and cons for different areas of the home. Hardwood / engineered wood has a luxurious underfoot feel, while hard-wearing laminate flooring is suited to those needing a minimal maintenance option that stands up to pets and kids. Tiles are ideal in wet areas such as bathrooms, while carpet adds warmth and texture to living areas and bedrooms.



WISE WORDS

Collate a digital (Pinterest or Instagram) or physical folder (magazines) of the home style and trends that appeal to you with notes on the colours, features and scale you like. Show it to your architect or designer to help realise your vision.



LIGHTING

Electrical lighting is a practical necessity (especially in old villas and bungalows, which usually just have a single bulk per room) and adds ambience and style. For optimal lighting and electrical options for your lifestyle, home, and budget, we can organise a professional plan from an electrician or free lighting designs from suppliers. Considerations include LED lights to reduce power bills, high-end automatic lights, bedside light switches that control main and side lights, as well as outdoor and security lighting. Bathroom lighting is also crucial to comfort and varying needs so you may want dimmable lights for candlelit baths and bright makeup lighting by the mirror.

PAINT

A fresh coat of paint can do wonders for a room, lightening dark spaces, helping to highlight features of the home and creating a unique style to suit your personality. Neutral colours are the least polarising when it comes to selling the property, but if you plan to enjoy your home for years to come, go ahead and stamp your style on the interior. We can create mood boards to help you tie the space together in a cohesive way.



ENERGY EFFICIENCY / INSULATION / HEATING & COOLING / GAS FIREPLACES

An energy audit will fully inform you of the type of existing insulation, R-value, and depth or extent of the insulation, and you can decide if further installation is required. Consider installing a ducted heat pump/air conditioning system to keep your home blissfully cool on scorching days and toasty in winter. Gas underflooring is another option that can heat and even cool the entire home, while an HRV system will ensure the air inside the home is clean. Retro double glazing is useful to reduce noise and increase the warmth of an old home. If you're an audiophile, you may like to instal a home audio system that ensures your favourite podcasts or tunes can be heard from whatever room you're in.

STORAGE

If you have a family, you can never have too many cupboards. It's worthwhile considering what your unique home storage needs are and where they are currently lacking to figure out a renovation that allows easy access to your things and optimal home organisation. With a little imagination, unused corners and alcoves can become pockets of useful storage space.



FITTINGS AND FIXTURES

Although choosing a tap may seem a simple task, don't underestimate the impact that fixtures and fittings can have on your overall aesthetic. We can advise you on different options for different budgets, so whether you're spending up on designer options or not, there will be something to suit your renovation. Having a vision board in the initial stages of your renovation process will be your guiding light in choosing the ideal fittings.





ENTRANCES

The entrance sets the initial tone for the home and its worth taking the time to plan. If you don't already have, then consider space for a bench seat and storage for shoes, coats and hats, or a hall table. Feature lighting can enhance an entrance and creates a welcoming ambience in the evening.



DECKS

Maximising your outdoor area can add to the enjoyment you get from your home. Adding decks off the bedrooms or facing the backyard ensures you can enjoy the fresh air and a view (if you're lucky enough to have one!) or have a secure place for young children and pets to roam free, as well as enjoy sunny weekends outdoors-at-home.

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THE INTERIOR DESIGN PROCESS

The design process should be divided into manageable stages. This gives time to make decisions along the way and ensures the result is as close to your vision as possible.

1. Selecting your renovation company

Select your design professional to design your renovation and complete the plans and submit them to the council (if required). An experienced renovation company will usually have their own in-house architect or will work from plans supplied by an architectural designer of your choice. Using an in-house architect provides greater certainty that the plans will come within budget and makes it easier and faster to make any changes.

2. Concept design

Great design should reflect your lifestyle, personality and how you want to feel when you are at home, so this stage is crucial to making sure that your renovation company understand exactly what you want from a home renovation. This is the stage to bring all your magazine cut-out pictures and Pinterest boards, and discuss your ideas, project scope and desired outcome with your design professional. It is also an opportunity to ask them for their suggestions. They will sketch your ideas and make sure they are buildable and within your budget. They will also be able to let you know if you require council consent for the project or if it is exempt. Experienced professionals can offer ways to save money and rejig the budget to other areas.

3. Preliminary design

Your designer will organise the plans and specify the building products. At this stage, you will also need to know which materials, products, appliances and fittings you want to use to achieve your desired results and fit your budget. Your renovation company or designer can source these and make recommendations, and take you shopping in the trade showrooms if you are undecided.

4. Working drawings engineering and consent (if required)

If consent is required for the works being completed once all products and design decisions are defined, the designer will fully detail the plans confirming all necessary construction details and specifications. Your renovation company will discuss whether an independent engineer needs to check building loads and bracing, etcetera, as well as whether any Council Building and Resource Consents are required or if the renovation qualifies as exempt work. An experienced renovation company typically organises the consents on your behalf.

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MONEY TALK: SETTING THE BUDGET



It's useful to have a budget in mind before beginning discussions with any potential contractors and suppliers. Naturally, your budget must align with how ambitious the renovation is and factor in the design elements, products, finishes, fittings and appliances. If you plan to enjoy your home for the foreseeable future, you may be prepared to invest more. If it's a short term home or investment property, you will want to spec the project for market.

Remember, it's easy for budgets to blow out and timeframes to go overboard when you're managing a renovation on your own. Allocation of the budget is important in the initial stages of the renovation. Most people will find that a fully managed project is easier to manage when broken down into a weekly payment schedule that aligns with the completed work each week.

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WORKING WITH YOU



At Resolution Projects, we appreciate that you are busy and managing a renovation is a full-time job. That's where we come in. The important thing to know is that although the renovation is all about your vision and ideas, we do all the heavy lifting to bring them to life. You won't have to juggle tradespeople's schedules as well as your own, which can quickly snowball into serious delays and stress. Here's an overview of the typical meetings we'll have with clients.

STEP 1: INITIAL MEETING

Outcomes: Project outline

We'll meet with you to get an overview of the project, understand your goals, and look at the property or the plans. During this early stage, we'll ask you to have a budget in mind so we know what we're working with. We'll work backwards and allocate to your goals as per the budget. It's helpful to bring in Pinterest boards of styles you like and ideas you'd like to incorporate into your home.

STEP 2: PRELIMINARY COSTING MEETING

Outcomes: Acceptance of project scope and preliminary budget

At this stage, we'll break down and allocate the budget further to see what's achievable from your goals. We also give approximate budget outlines for bathrooms, flooring and kitchens in this meeting. If you are happy with the initial cost estimates, we then refine it from there.

STEP 3: SELECTION MEETING

Outcomes: All materials selected and all trades quotes

We're now ready to get the tradespeople to put together the final costings. For time efficiency, we often bring in the tiler, floorer, plumber and painter all at once to give their quotes.

STEP 4: LET'S GO SHOPPING

Now for the fun bit – pulling it all together. We'll take you on shopping trips to trade showrooms. This is enjoyable and far less overwhelming with our help. You'll get the job done in an hour or two instead of spending multiple weekends driving across the city to visit different stores.

STEP 5: PRESENTATION OF PRELIMINARY DESIGN AND CONTRACT

Outcomes: Acceptance and works programmed

Once you've approved the design, read over the quote and contract and feel sure that it will tick all the boxes for you, it's time to get the ball rolling on your renovation. If your project requires council consent we will prepare the plans and organise consent.

STEP 6: IT'S GO TIME

Once you're ready to begin, our end-to-end service means that we'll book the subtrades involved in your renovation, manage their schedules and deliver everything on time and to budget.

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LET US BRING YOUR VISION TO LIFE

Home renovation allows you to design the home you've always wanted. A space that works for your family, with the flow and ambience you desire, the storage you need and the style that suits you.

With more than 150 successful projects behind us, a team of highly qualified builders, years of experience and many happy clients, you can trust Resolution Projects to make your vision a reality.

Our services include recladding, large-scale renovations, new builds, multi-unit attached apartments and interior renovations. Effective planning ensures jobs are completed on time, on budget and without stress, while our end-to-end service means we manage every aspect of the renovation to make the process enjoyable, straightforward and seamless.





TOM MCMENAMIN

TOM MCMENAMIN - MANAGING DIRECTOR

The founding director of Resolution Projects, Tom takes a hands-on approach to the running of the business, and has an integral understanding of all projects. He's responsible for quantity surveying and quoting, manages the design and consent process and runs site meetings with our building teams. With a wealth of building experience, he appreciates the value of a dollar and knows how to achieve high-quality building outcomes on time and within budget.



ZANE LOGAN

ZANE LOGAN OPERATIONS DIRECTOR - LBP BUILDING PRACTITIONER

Zane joined Resolution Projects in 2011 as a lead foreman, with a wealth of experience constructing high-end and luxury builds. As the company grew, Zane moved into the overall management of all construction teams in 2013. Zane takes a hands-on approach and gets enormous satisfaction from a job well done at the conclusion of each project.



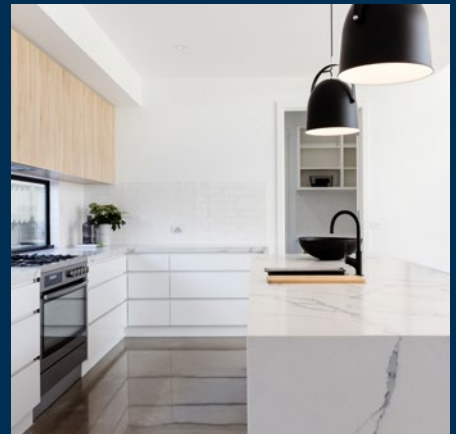
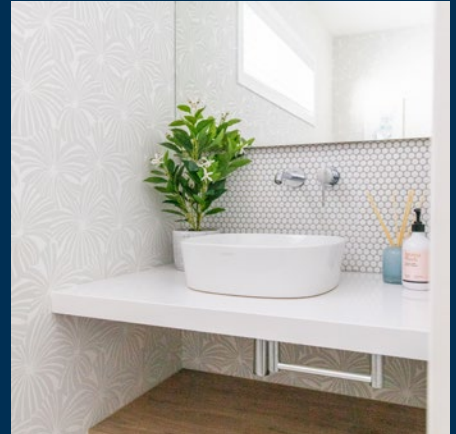
ISABELLE MCMENAMIN

ISABELLE MCMENAMIN - GENERAL MANAGER & INTERIOR DESIGNER

With the ability to think creatively and practically, Isabelle is a qualified interior designer with a background in financial services. Combining her process-driven business acumen with her creative design skills, she works alongside industry professionals to coordinate custom interiors with 'wow factor' for our clients. Her approach to design is collaborative, ensuring that the focus is on creating a home you love to live in.

CALL US TODAY
TO DISCUSS
YOUR HOME
0800 777 977

We would love to chat to you about your interior renovation. Please take a look through our website portfolio to see examples of our work. If you'd like a specific quote or estimation for your home, give us a call to get started. The right team will take your renovation from concept plan to completion, making it smooth, organised and stress free.



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