

# Thinking about rebuilding?

Unsure of whether you should rebuild or renovate? **Colin Hunter** of Carter Grange Homes offers insightful advice on why rebuilding might be more suitable for your situation.

## **Q:** In what cases do the benefits of rebuilding outweigh a renovation?

At Carter Grange, our focus is on the inner suburbs of metropolitan Melbourne, where we regularly have clients that have already looked at the option of renovating and extending.

More often than not, and particularly so in the case of a second-storey extension, clients find that with the cost difference to start from



scratch versus a renovation/extension to be so little, coupled with the fact that the design outcome is not constrained by structural elements that cannot be altered, the decision to rebuild becomes an easy one.

## **Q:** How can a custom-designed home solve challenging building issues?

Generally speaking, the “out of the catalogue” floor plans tend to work for sites that tick all the right boxes – sites that are not narrow or odd in shape, sites that do not have any slope nor have regulation encumbrances that may make siting and compliance either difficult or impossible.

While Carter Grange has a number of pre-designed homes, we find that in about 50 per cent of cases, they represent a very good starting point, but are then tailored to suit our clients’ individual lifestyle and living needs. In the other 50 per cent, if there is a requirement for a more bespoke outcome, or if one or more of the factors noted above exist, a blank canvas custom approach is the only option available.

## **Q:** What are some concerns that will be discussed and addressed when clients meet with Carter Grange to discuss a possible custom-designed project?

Without doubt, the biggest concerns we face is budget versus brief. The other is generally about project timing.

Honed over a number of years, the Carter Grange Process has been developed to specif-

ically combat these issues. It has a logical sequence of events, it provides experienced, knowledgeable people and specialised services – all of which are provided to ensure a successful outcome for each critical component in the process.

When adhered to, this process, when completed, provides fully resolved documentation that allows clients to know the exact price of their new home, and a site start in the shortest possible timeframe.

## **Q:** What information can people get from visiting the Carter Grange show home?

Visiting a Carter Grange show home is clearly the best way to get an appreciation of the “look, feel and finish” of a Carter Grange home.

What we find, however, is that a personalised approach is by far more beneficial and for that reason, we encourage our clients to experience a one-on-one walk-through of our homes with a Carter Grange sales administrator.

This way, we are able to fully understand our clients’ needs, make the right recommendations and move forward to a design consultation, which we offer prior to any preliminary agreement being made so that our clients are comfortable and confident with their decision to build with Carter Grange.

Carter Grange is a well-established designer and builder of quality premium luxury homes.



Its homes combine design integrity and quality inclusions at affordable pricing.

Personalised service and customer focus are paramount in its approach, and Carter Grange provides professional service with professional people who care about the outcome, and who can provide the correct guidance and advice by keeping processes under the one roof. This will help maintain control over a client’s project, and the budget is maintained.

For more information or to view a Carter Grange show home, call 1300 244 663 or visit [www.cartergrange.com.au](http://www.cartergrange.com.au).