



KRJ RENOVATION READINESS GUIDE

Your clear, practical roadmap to a smooth renovation in NSW.

2025

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1. WELCOME TO YOUR RENOVATION JOURNEY

Renovating your home should feel exciting, not stressful. Whether you're refreshing one space or transforming your whole home, good preparation makes everything easier. At KRJ Construction, we work with families across Tamworth and the North-West to bring their ideas to life with honest communication, quality workmanship, and a process that feels clear from day one.

This guide walks you through each stage — from the first idea to signing contracts — so you know exactly what to expect and what decisions to make. Think of it as your go-to checklist before construction begins.



2. SETTING THE VISION

Before you think about plans or approvals, start with clarity. A strong vision helps every choice fall into place and ensures your renovation aligns with the way you live.

Start by asking yourself:

- **Why am I renovating?**
 - More space, modernising, aging-in-place, resale value, lifestyle upgrade?
- **Which spaces will change?**
 - Kitchen, bathrooms, living, bedrooms, outdoor areas, or a full-home upgrade.
- **What are the must-haves vs nice-to-haves?**
- **What styles inspire you?**
 - Save screenshots, Pinterest boards, magazine clippings — anything that captures the look and feel you love.
- **Do you have a timeframe in mind?**
 - Upcoming events, family needs, or a move-in date.

HOW KRJ HELPS:

We turn your ideas into a detailed concept plan with 3D visuals, so you can see your renovation before a single tool is lifted.

What comes next?

Once your vision is clear, you're ready to look at the approvals and paperwork required in NSW.

3. APPROVALS & PAPERWORK (NSW)

Understanding the approval pathway early prevents delays later.

The three main approval types:

- **Exempt Development**
 - Small, low-impact works meeting NSW Planning rules.
- **Complying Development Certificate (CDC)**
 - Fast-tracked approval via a private certifier when your plan meets standard criteria.
- **Development Application (DA)**
 - Required for larger, structural, or more complex changes.

Documents typically required:

- Site survey + contour plan
- Architectural or drafted plans
- Structural engineering (if altering load-bearing walls)
- BASIX Certificate for works over \$50,000
- Appointment of a Principal Certifier

HOW KRJ HELPS:

We manage the entire approvals process — including working with certifiers, preparing plans, organising engineering, and liaising with council.

What comes next?

With the approval path mapped out, you can now prepare for accurate quotes.

4. GETTING READY FOR QUOTES & CHOOSING A BUILDER

The more information you bring to the quoting stage, the more accurate and comparable your quotes will be.

To prepare for quotes, gather:

- Floor plans or rough sketches
- Inspiration images
- A list of fixtures and finishes (even if not final)
- Notes about layout changes or structural ideas

Understanding quotes:

- **Prime Cost (PC) Items:** Allowances for things you'll choose later (tiles, tapware, etc.)
- **Provisional Sums:** Estimates for works not fully defined yet

Choosing your builder:

- Verify NSW licence and insurance
- Ask how the site will be supervised day to day
- Understand warranty coverage and post-handover support
- Look for detail, transparency, and clarity — these matter more than the lowest figure

HOW KRJ HELPS:

We provide clear, itemised quotes with realistic allowances and explain every line so you know exactly what you're paying for.

What comes next?

Once you're comfortable with scope and pricing, it's time to dive deeper into each space of your home.

5. ROOM-BY-ROOM DECISION GUIDE

This is where your renovation becomes real — the details you choose now shape the function, cost, and feel of each room.

Kitchen

- **Layout:** U-shape, L-shape, island, galley
- Cabinetry: shaker, flat panel, two-tone, soft-close
- **Benchtops:** stone, laminate, engineered quartz, porcelain
- **Splashback:** tile, stone, glass, window splashback
- Appliances: gas/induction, oven type, dishwasher style
- **Storage:** butler's pantry, pull-outs, appliance garage
- Lighting: pendants, task lighting, LEDs
- **Power & data:** island power, USB ports

Bathroom & Ensuite

- **Layout:** open shower or enclosed
- **Bath:** freestanding, inset, back-to-wall
- **Vanities:** wall-hung or floor-standing
- **Toilet:** concealed cistern, soft-close, smart options
- **Tiles:** full or half-height, feature tiles
- **Drainage:** linear or centre waste
- **Lighting & ventilation:** fan, mirror lighting, heat lamps
- **Waterproofing:** must meet NCC standards

Laundry

- **Layout:** stacked or side-by-side
- Bench space and sinks
- Tall storage and pull-out hampers
- Ventilation type
- Optional mudroom integration

Bedrooms

- **Wardrobes:** sliding or hinged
- **Flooring:** carpet, hybrid, timber
- **Lighting:** dimmers, bedside power
- Window treatments and glazing
- Acoustic insulation if desired

Living & Dining

- Flooring type
- **Feature elements:** joinery, TV recess, fireplace
- Power + data points
- Heating and cooling preferences
- Lighting placement

Outdoor Areas

- Decking materials
- Pergola or roof structure
- Outdoor lighting + ceiling fans
- BBQ + kitchen setup
- Landscaping
- **Compliance:** pool fencing, bushfire requirements

HOW KRJ HELPS:

We coordinate all trades, finishes, and materials — ensuring your home is beautiful, functional, and built to last.

What comes next?

With selections underway, now consider how your renovation fits into your lifestyle and timeline.

6. LIFESTYLE, TIMELINE & BUDGET

Renovations affect daily life, so planning ahead keeps everything running smoothly.

Lifestyle considerations:

- Will you live onsite or move out?
- Do you need temporary storage?
- Access for trades and deliveries
- Pets, kids, neighbours

Typical timeframes:

- **Bathroom:** 5–7 weeks
- **Kitchen:** 6–10 weeks
- **Extension:** 3–6 months
- **Full-home renovation:** 6–12 months

Budget planning:

- Building costs
- Fixtures and finishes
- Engineering, certifiers, design fees
- Contingency of 10–15%
- Accommodation or storage if needed

HOW KRJ HELPS:

You'll receive a detailed schedule, clear milestones, and a payment plan aligned with progress — so you always know what's ahead.

What comes next?

As everything comes together, the final step is securing your contract and understanding your protection.

7. CONTRACTS, WARRANTIES & WHY BUILD WITH KRJ

This is where everything becomes official and your renovation is fully protected.

Contracts & protection:

- HIA or MBA contracts
- Milestone-based payments
- Variations only approved in writing
- HBCF insurance (where required)
- Statutory warranties:
 - 6 years structural
 - 2 years non-structural

Why families choose KRJ:

- Local, family-owned, Tamworth-based
- 3D concept planning before construction
- Full approvals management
- Licensed trades and trusted suppliers
- Dedicated site manager
- Transparent communication
- Built with integrity — start to finish

HOW KRJ HELPS:

We don't *just renovate homes*.

We guide you, support you, and build with the care your home deserves.

8. RENOVATION GLOSSARY & USEFUL LINKS

Glossary:

- **DA** – Development Application
- **CDC** – Complying Development Certificate
- **BASIX** – Sustainability certificate (>\$50k)
- **Principal Certifier** – Independent professional issuing approvals
- **NCC** – National Construction Code
- **PC Item** – Prime Cost allowance
- **Provisional Sum** – Estimate for undefined work
- **HBCF** – Home Building Compensation Fund
- **Statutory Warranties** – NSW building warranties

Useful Links:

- NSW Planning Portal (BASIX)
- NSW Government — Building or Renovating
- NCC (Building Code)
- Check a Builder's Licence
- HBCF
- NSW Fair Trading

9. KRJ TIPS FOR A SMOOTHER RENOVATION

Plan for daily life

- Set up temporary spaces (like a small kitchen or storage area).
- Pack away valuables and declutter high-traffic zones.
- Make sure pets and kids have safe areas during construction.

Think ahead about access

- Share daily routines that may affect site access.
- Let us know about school runs, shift work, parking, or gate codes.
- Plan where deliveries can safely be dropped.

Let us know if you're travelling

- Share upcoming holidays or work trips.
- We'll plan decisions and deliveries around your schedule.
- This keeps progress moving even when you're away.

Protect your budget

- Finalise selections early to avoid price changes or delays.
- Keep a clear list of must-haves vs nice-to-haves.
- Ask for alternatives if something exceeds your allowance.

Expect noise and dust (even with protection)

- Some dust and noise are part of every renovation.
- We'll use mats, barriers, and daily clean-ups to reduce impact.
- Setting expectations early helps the process feel smoother.

Ask early and often

- Reach out anytime something feels unclear.
- Early questions avoid delays or rework later.
- Clear communication keeps everything on track.

10. NOTES

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READY TO TAKE THE NEXT STEP?

We'd love to help bring your renovation vision to life with clarity, honesty and quality at every stage.



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