



RUANG

INTERIOR STUDIO

Renovation guide for homeowners

Approvals, timelines, stage payments and the questions to ask any contractor before you sign.

Before you start

- Check your strata or management rules for renovation hours, deposits and permits.
- Ask for a site survey before any price: hidden wiring and plumbing change quotations.
- Agree a written programme with dates for each stage.
- Keep a contingency of 10 percent for things found behind walls.

Typical timeline

Stage	Typical duration
Approvals and permits	2 to 3 weeks
Hacking and wet works	3 to 4 weeks
Carpentry and installation	3 to 5 weeks
Finishing and defects	1 to 2 weeks

Stage payments

Pay for completed work, not for dates on a calendar. A common structure is 30 percent to start, then payments when wet works are complete, when carpentry is installed and at handover.

Ten questions to ask any contractor

- Who is my single point of contact?
- Is the quotation itemised and fixed?
- How are changes priced and approved?
- Who applies for permits?
- How is the site protected and cleaned?
- How often will I receive updates?
- Which trades are in-house?
- Is there public liability insurance?
- What does the warranty cover, and for how long?
- Can I speak to two recent clients?