

PLAN BEFORE YOU RENOVATE

A HOMEOWNER'S GUIDE TO RENOVATING IN REDLANDS & BAYSIDE

Bathrooms, kitchens, laundries and whole-house renovations. How pricing works, what happens at each step, and how to plan it properly so your build runs smoothly from start to finish.



BATHROOMS



KITCHENS



LAUNDRIES

01

Know your budget before you commit

02

Avoid costly surprises mid-build

03

Make every decision before we start

04

Enjoy a smoother, faster build

The renovations that go best all have one thing in common: the planning was done before anyone picked up a hammer.

TALK TO US

07 2807 7350
sales@viperbuilders.com.au

SHOWROOM

3/6 Trade Street, Ormiston
By appointment

ONLINE

viperbuilders.com.au
QBCC 15515751 · ABN 65 698 766 252

WHY PLANNING MATTERS



G'day, I'm Danny Meredith, Director of Viper Builders. We renovate homes right across Redlands and Bayside — bathrooms, kitchens, laundries, whole-house renos, decks and extensions.

The renovations that go best all have one thing in common: the planning was done before anyone picked up a hammer. This guide shows you how we plan with you, how pricing works, and what we'll need from you along the way.

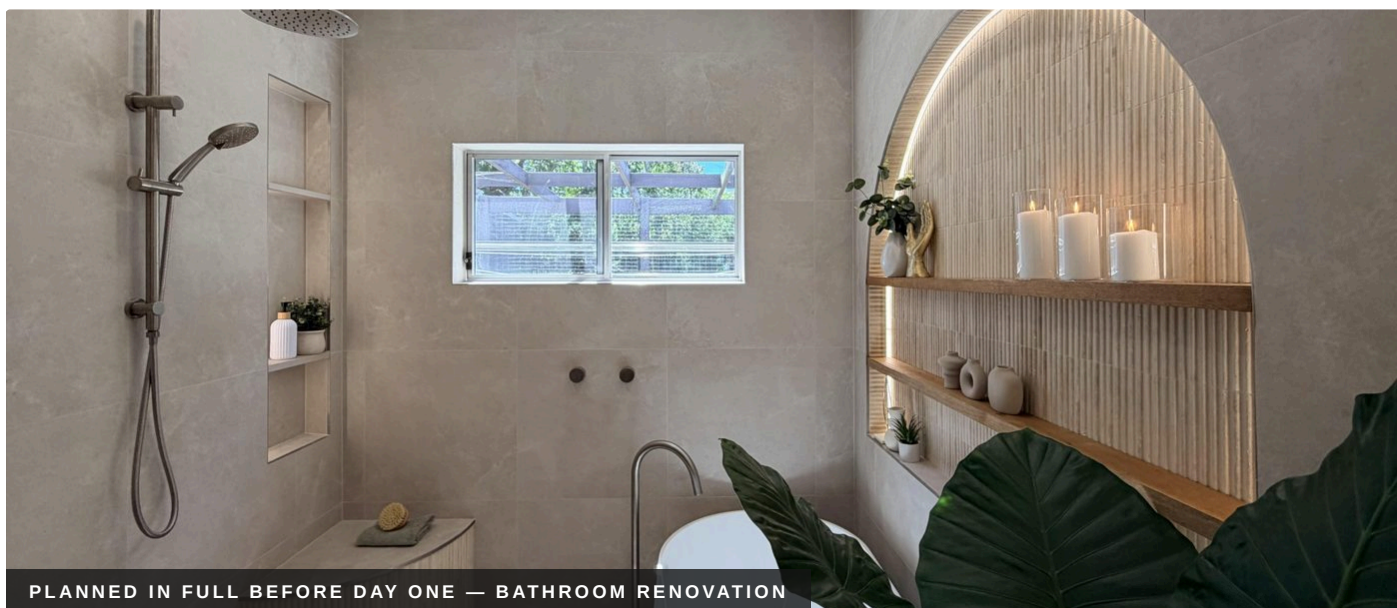
Danny Meredith · Director

WITHOUT A PLAN

- Designs that look great but don't match the budget
- Tiles, taps and finishes chosen mid-build, holding up trades
- Problems behind old walls with no allowance for them
- Changes agreed on site that blow out time and cost

WITH A PLAN

- A price you understand, room by room
- Every selection locked in before we start
- Materials ordered so trades are never waiting
- A start date you can plan your life around



THE VIPER DIFFERENCE

Free estimate

Start with a free room-by-room estimate. Step up to a \$1,500 fixed-price quote when you're ready.

One team, start to finish

Our pre-construction team plans it with you, then our construction manager and site lead build it.

Our own crew

Demolition, carpentry, framing, sheeting and fit-off are done by Viper's own tradespeople.

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YOUR THREE PRICING OPTIONS

Every renovation starts at a different point. Some people want a ballpark, others are ready to sign. That's why we offer three ways to price your job — and **the first one is free**.

1

ESTIMATE

Free · about 10 days

What you get: a room-by-room price, accurate to within about 10%.

Best for: comparing options, deciding what to include, and talking to your bank or lender.

2

FIXED-PRICE QUOTE

\$1,500 · 15–30 days

What you get: a fully scoped, fixed price, ready to turn into a contract.

Best for: when you're ready to go ahead and want a locked-in price.

3

FULL PACKAGE

Consult to completion
From 1% of build value

What you get: design, plans, approvals and certifications managed for you, then the build.

Best for: extensions and bigger jobs that need plans and approvals. The fee is confirmed once your scope is set.

Every price is valid for 30 days. Go ahead within 30 days of your final quote and the quote or package fee comes off your deposit. Plans, engineering and approval fees are charged at cost.

GET THE MOST OUT OF YOUR SITE VISIT

- Have everyone who'll make decisions there
- Know the rough budget you're working to
- Bring photos of looks you like (and don't)
- Have any existing plans or approvals handy



KITCHEN & OPEN-PLAN LIVING RENOVATION

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YOUR RENOVATION ROADMAP

Ten steps from first call to final check-in. You'll always know where you are and what happens next.

PLANNING

- 1 Enquiry.** Call, email or message us. We reply within one working day.
- 2 Site visit.** Within 7–14 days (pending availability) we visit your home, see what's there and talk through your ideas and budget.
- 3 Pricing.** Free estimate, \$1,500 fixed-price quote or our full package — your choice.
- 4 Contract & deposit.** A QBCC-compliant contract you sign electronically, with your payment schedule laid out stage by stage.
- 5 Check measure.** Within 5 working days of your deposit we measure up precisely, then made-to-measure items are ordered.
- 6 Selections locked.** Every tile, tap and finish chosen, priced and approved at least 4 weeks before we start.

BUILDING

- 7 Pre-start meeting.** On day one we meet on site with you, your site lead and the crew, and let your neighbours know we're starting.
- 8 The build.** Your site lead is your day-to-day contact, with a written update every Friday in your client portal. We check quality at key points: waterproofing before tiling, framing and services before linings, set-out before cabinets and stone.
- 9 Walkthrough & handover.** We inspect it together, fix anything on the list, and hand over your certificates, warranties and care guide.
- 10 12-month check-in.** We come back after a year to look over the work and sort out any minor items in one visit.



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YOUR PRICE & PAYMENTS

Priced room by room

Each bathroom, kitchen and laundry is priced as one complete item, with every trade inside it. You can see exactly what each room costs.

Allowances, explained

Where you haven't chosen an item yet, we include an allowance. Pick something dearer and you pay the difference only; pick something cheaper and you're credited the difference. No margin added either way.

Pay as each stage is done

You're invoiced as each room or stage is completed, so you're never paying far ahead of the work. Your payment schedule is in your contract from day one.

Held back until it's finished

2.5% of the price is held at practical completion and only paid once every item on the final inspection is done.

NEED FINANCE?

We work with a finance partner who can help fund your renovation. Ask us at your site visit.

HIDDEN SURPRISES IN OLDER HOMES

Some things can't be seen until walls and floors come up. We look for the warning signs at your site visit and flag likely risks in your price.

Asbestos

Homes built before 1990 get a formal asbestos check before any demolition.

Rot & termites

Water and termite damage in framing or subfloors under old wet areas.

Old services

Wiring and plumbing that must be brought up to current standards.

Out of level

Floors and walls that need packing or levelling before new finishes.

Changes of mind

Changing a selection after it's ordered can add cost and time.

Our promise

No extra work goes ahead until you've agreed the price in writing.



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CHOOSING YOUR FINISHES

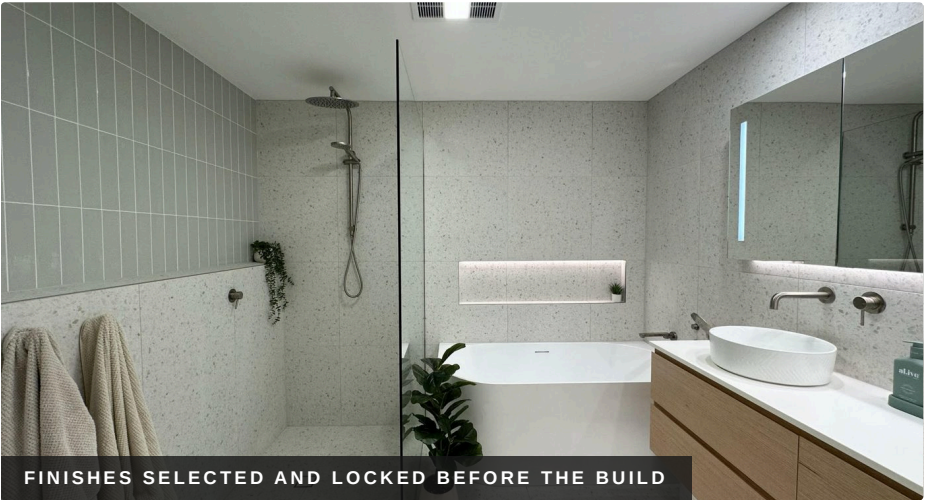
Visit our showroom. Bathroom and kitchen displays plus a design space at 3/6 Trade Street, Ormiston — by appointment, so we can give you our full attention.

Every choice in one place. Each decision — tiles, tapware, benchtops, paint, lights — is listed in your client portal with its price, so nothing gets missed.

Locked 4 weeks out. All selections are final at least 4 weeks before we start, so everything can be ordered and on site on time.

Supplying your own? You can, as long as it's listed in your contract and on site 2 weeks before it's needed. Warranty and fit of owner-supplied items stay with you.

TYPICAL BATHROOM HEIGHTS	
Shower rose	2000–2100 mm
Shower mixer	1000–1100 mm
Niche base	1000–1200 mm
Vanity top	850–900 mm
Towel rail	1000–1200 mm
Toilet roll holder	650–750 mm
Robe hooks	1600–1700 mm
Measured from finished floor. We'll confirm yours with you.	



FINISHES SELECTED AND LOCKED BEFORE THE BUILD

LIVING THROUGH YOUR RENOVATION

Most clients stay at home while we work on bathrooms, laundries and kitchens. A little planning makes it far easier.

Work hours

Noisy work runs 7am–3pm on weekdays. No Sunday work unless you've agreed to it.

Clear the space

We'll give you a pre-start checklist so rooms, paths and parking are clear on day one.

Plan around the room

If it's your only bathroom or your kitchen, we'll talk through how to manage while it's out of action.

Keys & access

We keep a keys and access register, and your site lead locks up at the end of every day.

Kids & pets

Keep them clear of the work area — a building site is no place for little ones or curious dogs.

One point of contact

Your site lead is there every day. Questions about changes go through them — never agreed on the spot.

COMMON QUESTIONS

Do you charge to quote?

The estimate is free. A fixed-price quote is \$1,500 and our full package is from 1% of build value — either fee comes off your deposit if you go ahead within 30 days.

How long will it take?

It depends on the job. You'll have a programme before we start, and we update you on progress every Friday.

What if something goes wrong later?

Tell us and we'll respond within one working day. We also come back for a 12-month check-in.

Where do you work?

Redlands and Bayside — mainland suburbs from Hemmant down to Redland Bay.

What size jobs do you take?

Renovations from \$25,000 — from a single bathroom up to whole-house renos, decks and extensions.

Do you do insurance work?

Yes. We also take on insurance repair work — ask us at your site visit.

QBCC licensed
No. 15515751

Master Builders
Member

5-star rated
On Google

Local showroom
Ormiston

\$500

Know someone planning a reno? Refer a friend and get a \$500 gift voucher once their contract is signed and deposit paid.



READY TO PLAN YOURS?

BOOK YOUR FREE SITE VISIT

Tell us what you're thinking. We'll come out within 7–14 days (pending availability), talk it through and help you choose the right pricing option.

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