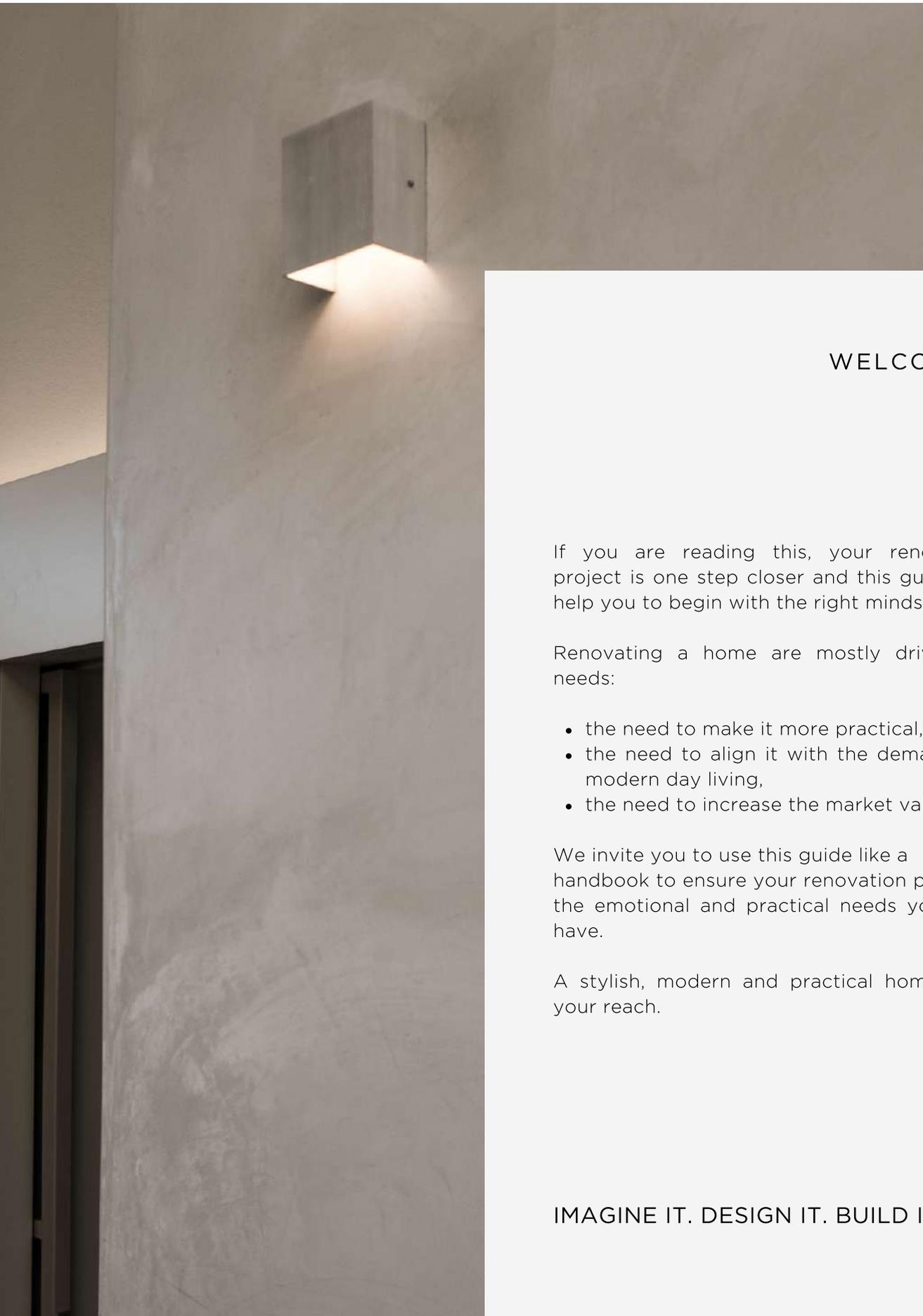




LIFESTYLE

MISTAKES TO  
AVOID WHEN  
RENOVATING





## WELCOME !

If you are reading this, your renovation project is one step closer and this guide will help you to begin with the right mindset.

Renovating a home are mostly driven by needs:

- the need to make it more practical,
- the need to align it with the demands of modern day living,
- the need to increase the market value.

We invite you to use this guide like a handbook to ensure your renovation produce the emotional and practical needs you may have.

A stylish, modern and practical home is in your reach.

IMAGINE IT. DESIGN IT. BUILD IT.



## INTRODUCTION

We feel safe and protected in our homes, but our lives are in constant flux, changing as our lives grow and expand. One day you will wake up and somehow the home feels a little cramped, or stuffy or worse uncomfortable.

Do not worry - this is normal, our homes also need to grow and they tell us when the need is urgent. The challenge is how to get it right!

A renovation is putting your home on the operating table - you are opening the inner workings, wires, pipes, floors, walls, roofs and sometimes even the garden. It is critical that you use a team that can open your beloved home, change and repair it and put it back together again for the next 20 years.

We have seen it all, from DIY to FULL SERVICE projects and the one golden thread that connects all the successful ones?

### PLANNING.

A renovation is an emotional, financial and time-consuming investment. Do your research. We have compiled this guide to help you avoid some of the pitfalls.



# 01

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## WHERE TO CALL HOME?

The old maxim of location, location & location is more relevant today than ever. We suggest you start by critically examining your property before you decide to renovate.

- Is this the right address?
- Do you want to live closer to your kid's school?
- Maybe live closer to the Park?

The answers to the questions will help you decide to stop the renovation or to continue.

The right home is an important part of creating a life you want and desire. If you are unsure it is worth your time and money to have us evaluate the renovation and development potential.

HOME  
[hom] noun



A gathering place for family to join together in laughter. the one place you will always be surrounded by those who love you. a place or feeling of belonging.

# 02

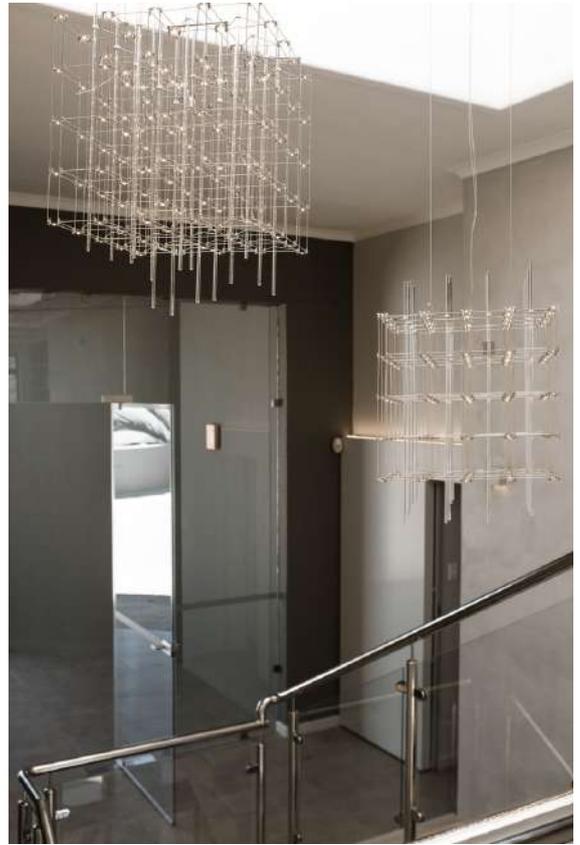
## DECIDING TO INVEST

Capital versus market value.

The capital value looks at the cost of the erf, the number of bedrooms, bathrooms, living rooms and entertainment areas.

Market value is the price that a buyer is willing to pay for a property. If the market value is higher than the capital value, the buyers are willing to pay extra for the feel or emotion that the property invokes.

We suggest that you research the property prices in and around your property. This will help you to gauge the “extra” buyers are willing to pay in your area. You can now start to make decisions based on this information.



Logically if your property has a capital value of, say N\$ 2 million, and the market prices in your area is around N\$ 4 million, a renovation project of N\$ 1 million would be sensible.

If the renovation is done professionally and correctly you can increase market value of your property exponentially.

The difference between working with a great designer and an average one are:

- 1) How do you feel living in the house;
- 2) What you can sell it for on completion.



# 03

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The devil is in the detail. Do you know the right devil?

Architectural styles come and go over time, but it is sad when the style of a house fall into disrepair. The key to any renovation is to keep the good and make the bad disappear.

Deciding to veer away from an existing style of a house requires even more consideration of the design. If you are going to mix different details or architectural styles in your design you are taking a huge risk. While experts can pull this off, more than often your renovations can look quite tacky. Not all designers specialize in all design languages. Find an architect who is great at understanding the style and look of renovation you are after, and how this may affect and influence more functional aspects of the design.

The detailing and finishing of your planned renovation is crucial to a successful end result.



"The details are not the details, they make  
the design."



CHARLES EAMES

# 04

## LIVING WITH RENOVATORS

### Space Invaders.

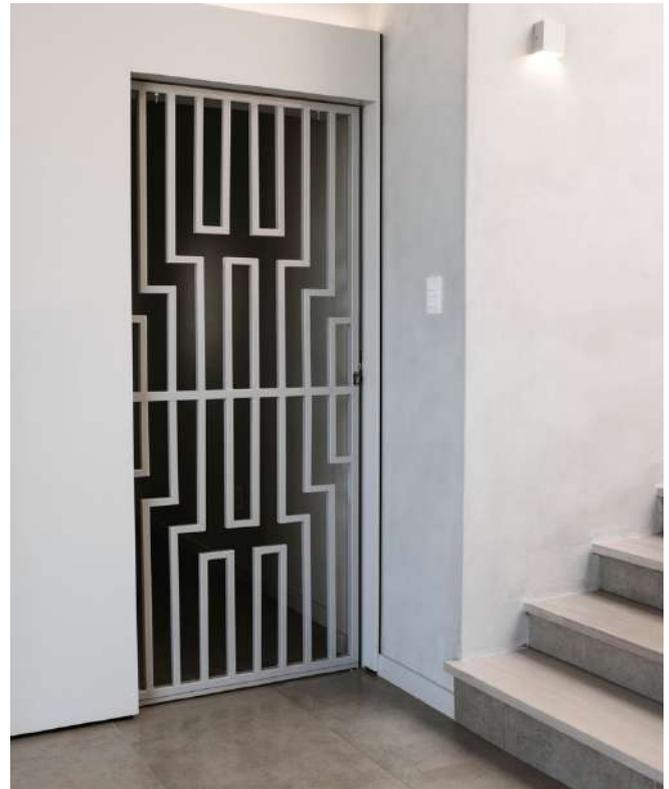
To live in the property while the renovations are in full swing can be a major stressor.

It requires careful consideration and being prepared for the discomfort can help you cope better. A typical building team can be quite large, even for smaller projects.

Think of builders with skill saws and protective gear, demolition equipment, scaffolding and the full range of subcontractors like electricians, plumbers, tilers and joiners, then you start getting an idea of the work involved in a typical renovation project.

Be honest with yourself, you may be required to sleep on the floor, find a path through the equipment and rubble or leave your car outside the erf. Is this ideal and safe? Think about your children having to witness all this commotion.

Moving out for the duration of the project may be worth the price of your sanity. It will also allow you to experience the renovation in smaller chunks and keep the peace between you and your construction team.



# 05

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## SPACE AND FORM

Design of a building is not building a building.

We see it time and again that inferior design leads to long lasting unhappiness. A great design produces feelings of peace and balance. Spatial quality, natural light, finishes and tactile quality are some of the physical properties that is greatly influenced by this.

What is a beautiful space? What makes a home? What emotions would you like to evoke when entering a building or move through a space? The biggest mistake is not to consider the emotional qualities of a space. Besides the spatial concept and context, this is the underlying factor which informs all other aspects of the design.

We always pay more attention to the psychological consequences of design when renovating. It is the spatial and emotive side of architecture that will affect the lives, happiness and ultimately the wellbeing of the people they are designed for.

Emotion, or the way a space feels, should be part of every design brief and rated equally to more tangible aspects of the project.



# 06

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## KNOW WHAT HOME FEATURES ARE IMPORTANT TO YOU

Prioritize.

Unless you have a limitless budget, you probably won't be able to afford everything you want in your new custom home. Make a list of which home features are most critical to your happiness.



If you love to cook and entertain, then make the kitchen and all its appliances and amenities your key concern. If you view your home as a sanctuary from the world, then lighting and ambience will be most important to you.

If your bedroom is the place where you recharge, focus your attention on the feeling you want to have when you go to sleep or wake up first thing in the morning.

Draw your house and list the feelings that you want to have in each room. You need a design team that is empathic to your emotional needs and the skill set to “see” the end today.



# 07

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## PRACTICAL ASPECTS

### Budget Basics.

A building only comes alive when the “hidden” areas work well. Yes, we are talking about the plumbing, electrical, security and climate control systems.

Think carefully about what you want and incorporate these systems in the planning from the start.

They all take up room and the coordination requirements must be worked into the early stages of your design, to make sure it will all work and fit. It is often quite difficult to know about all the services required, but a specialist will be able to guide you through the process.

What is your budget? To determine what your renovation will cost is difficult at best. We suggest a two-pronged approach.

- Fixed budget (Rank rooms in importance)
- Un-known Cost (We can offer an indication)

We are available to assist you in this process. Bear in mind any budgetary allowances for consultant fees, council fees, décor and landscaping.

Be upfront, we are all on the same team.







LIFESTYLE

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## C O N T A C T   U S

[www.dlh-na.com](http://www.dlh-na.com)

Shop 13, Centaurus Road,  
Maerua Lifestyle Centre,  
Windhoek

Holly: +264 81 6732842  
Sandra: +264 81 2431875  
Simone: +264 81 3799092



@dlhlifestyle\_na