

To make your life easier our approach to costs and payments is a little different to most building companies.

honesty and transparency

We generally work with an open-book invoicing system. Every part of our work is itemised separately on your invoice, so you can see exactly where your money is going and what it is you are paying for.

We provide you with copies of all original invoices from our contractors and suppliers, and simply charge you a builder's percentage for our services. This percentage includes GST and all project management costs.

The big advantage to you is that this means our pricing is completely transparent, and the cost impact of any variations to your renovation can easily be seen. If you decide you want to remove a door, the cost of your renovation will go down accordingly, and you will be able to see exactly how much that will reduce the price.

cost effectiveness

Your initial appointment with us is obligation-free, and our design services are billed separately to our construction services. Keeping these costs separate means that you are not required to make a large financial commitment until your project is well defined with a clear idea of overall costs, and you have had a chance to get to know us and make sure you are happy with our work.

Once you decide to have New Space Living draw up a design, you will pay an initial deposit (approximately 50% of design and drafting fees) and the balance of our design fees will be paid before receiving final drawings.

Our estimating services department then arrange for tradespeople to visit the site to cost their work, and from that we prepare a detailed, fully inclusive cost estimate for your entire project.

This estimate is not a fixed quote, but is subject to change if any materials or tradespeople's prices go up or down. Although this may sound a little uncertain, you will be happy to know that 95% of our jobs come in within 10% of the original estimate (unless, of course, there are any variations made to the project during construction). This system is cheaper for you in the long run because it means we are able to charge a much lower profit margin than other companies who give fixed quotes.

peace of mind

Once you have approved the estimate and signed a building contract, we will then take payment for building insurance and the builder's licence only. We do not require any further deposits.

When construction begins we will regularly invoice progress payments, which fall due whenever our contractors require payment (on average, you will receive progress invoices weekly).

Budget updates are also provided on a weekly basis, showing a detailed list of the original estimate for each item, the actual cost and any variations (up or down). These frequent updates allow you to see whether the overall cost of your extension is on track, providing you with peace of mind.

If you have any further questions about how our costing and payments system works, please feel free to discuss them at your initial appointment. Alternatively, please feel free to give us a call if you would like to discuss any questions over the phone.