

WHITE DOT



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editor's notes

Home renovation, whether brand new or ancient, can be an intimidating endeavour. It is common for a person's desire to make their dream home a reality, their excitement for doing so, and their anticipation of entering through the doors of their dream home to overshadow logic and common sense.

So, in order to avoid the most common mistakes made by house renovators, we've produced a checklist for you to use. To avoid some of the most prevalent design errors, here are some of the oversights to avoid:

ISA HOO



"YOUR DREAM HOME IS OUR PROMISE|



COMMENCING CONSTRUCTION TO SOON

You obtained a mortgage and purchased a house after a sit-down with your financial consultant. Hooray! Now it's time to start personalising it. When you are renovating your home or redecorating, you could believe that the work is mostly physical, but the planning is crucial. In order to ensure that new homeowners don't repeat frequent mistakes made by others, we spoke to two experts: a remodelling specialist and an interior designer.

Before starting any extensive renovations, consider living in your house for a bit. "Become familiar with the flow of the space, where the groceries end up, where the laundry needs to go, how the sun strikes it, where the choke spots are, and even its soul." "This will assist you when you begin to create your plans to improve things."



RENOVATION COST



More often than not, projects take longer and cost more than expected, therefore always add 20% to the total you predict for a project when creating a budget. We advise, *"if you don't have the funds, trim the job back."* Surprise, if you best these projections."

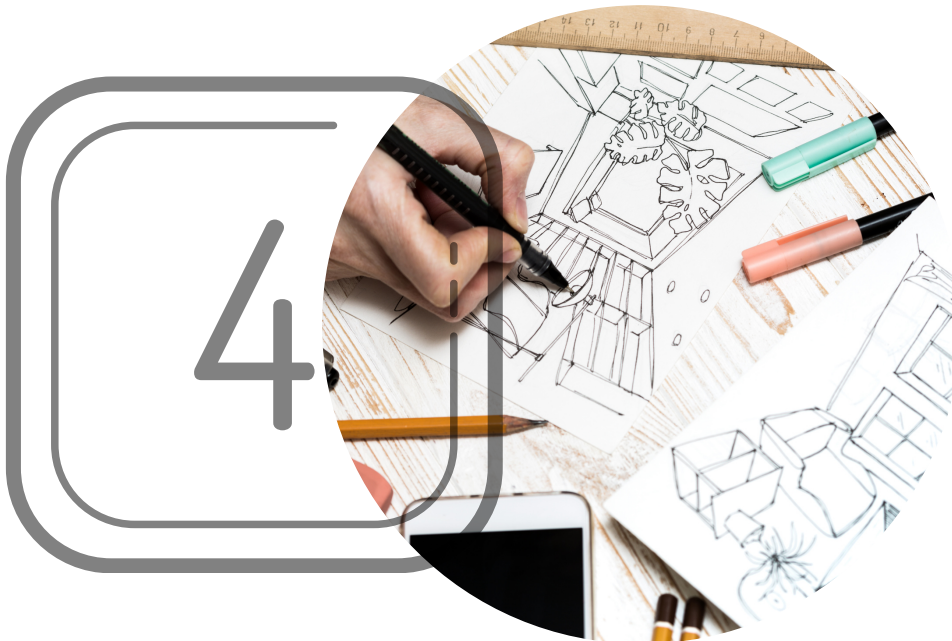




Anticipating things to run smoothly

The unexpected can come from renovating old buildings. Do you know what's behind the wall you're about to demolish? New buildings tend to be more restrictive, but that doesn't always make things simple. "The ability to listen and be curious are extremely important.". This is a human shortcoming. It is our shared hope and prayer that everything goes as expected. Trust us—there is no way. unless you appointed well established design and build firm and let them manage the journey !

"RENOVATION AND CONSTRUCTION IS A WAR ZONE"



NOT HIRING A DESIGNER

The amount of money you'll spend to complete your dream home is vast, yet you don't want to employ an expert to design and renovate it, and it's almost like you're throwing away the money.

You can expect to pay between RM10,000 and RM50,000 for a great designer, depending on the size and complexity of the designs. They will establish the atmosphere and give construction suggestions along the way.

"DESIGN CREATES CULTURE. CULTURE SHAPES VALUES.
VALUES DETERMINE THE FUTURE." -- ROBERT L. PETERS,



CHOOSE THE CHEAPEST OPTION

You should not select the contractor who is available right away and is cheap; instead, you should choose someone who will be more expensive but give better quality job. Getting a qualified employee.

Quality work is never inexpensive; either there is a hidden issue or the contractor will bail once they get the money.

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Not inquiring about references

If you are hiring someone, you should call the prior three customers of that person. This individual asserts, "These people have already worked with the person at their current level of productivity and staffing." To find a good architect, ask other general contractors about the architect's reputation. To determine whether you like what you see in terms of cleanliness and mood, you may want to take a visit to your applicants' job sites.

"Hiring a contractor at the planning stage"

Hiring a contractor at the planning stage, not at the completed design level. To avoid overspending on a project, you can use this method to find out if the project is in the proper budget range before getting attached to a plan and having to pay for it. Additionally, it is a fantastic method to meet prospective contractors, receive their advice, and avoid wasting their time.



DO ROOM MARKING BEFORE RENOVATION

The majority of the audience does not understand the plans for architecture; this will result in confusion, but they haven't asked any questions until the project is completed and they realise that what they wanted and what is actually there are different, so they have to pay more to have modifications and adjustments done.

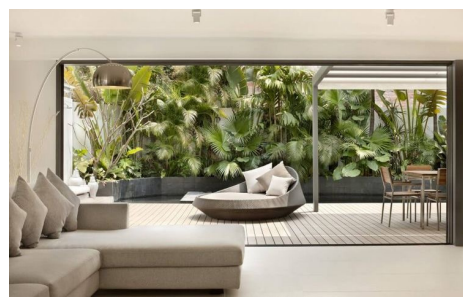
They are obligated to help you every step of the journey, so feel free to ask any questions of the designer or contractor. Prior to beginning any remodelling, have the contractor mark the size on the floor area to be renovated. the flooring that allows you to recognise the area and dimensions of the space you will be occupying

'ASK QUESTION'



Making excessive modifications

Simple changes may need a lot of effort to implement, so ensure you discuss any alterations with your designer or builder. Irving reminds us that “changing a light switch a few feet can cost RM1,500.”





FAILURE TO NEGOTIATED WARRANTY PERIOD

All remodelling work is backed by a warranty; the warranty length for each job is typically 3 to 24 months, depending on the job's worth. The customers have the option to withhold up to 5% of the payment until the warranty period has elapsed.

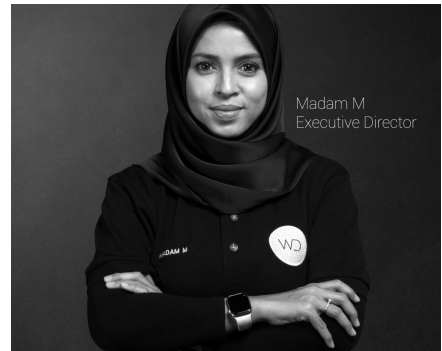
THE TEAM



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**"The function of design is letting
design function."**

WHITEDOT



MICHA COMMAREN, DESIGNER