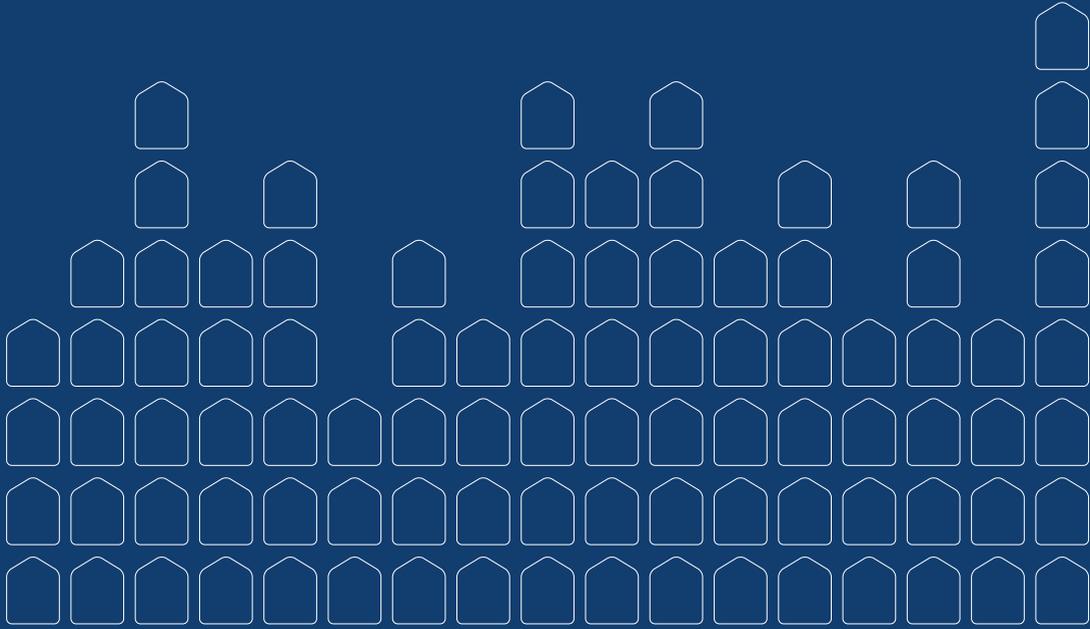


Empire...

Stress Free Property Renovations



Are you looking to...

- **Generate additional equity?**
- **Maximise your rental return?**
- **Attract better quality tenants?**
- **Lower the turnover rate of tenants?**
- **Reduce the amount of maintenance?**
- **Create additional cash flow?**

If so, a renovation could be the answer!

Call us on 02 9994 8944



Empire...

Adding value without the stress

Most of us are too busy earning money and working day jobs to have the time, knowledge or contacts to carry out renovations or property improvements effectively. It's time-consuming, it's difficult to find tradesmen you can trust and – of course - many DIY projects often end up costing more to fix than they would have cost originally.

At Empire we've a three-part solution to fix all these problems. First, all our tradesmen are trained to the highest standard. Second, we guarantee all our work. Third we've put tried and tested systems in place. All of this will let you rest easy when it comes to your next building project.

Originally founded by property expert Chris Gray, Empire has helped hundreds of investors not only buy properties, but also add value through renovations, so they themselves could concentrate on building their own property portfolios rather than worrying about building work.

Empire has now developed an extensive renovation division that services the needs of clients on home extensions, renovations and additions, right through to entire Strata development and commercial fit-outs.

We pride ourselves on a stress-free, end-to-end renovation service, handling everything from design and planning through to construction and approvals. Our professional team guarantee their workmanship and their prices, so you can be assured that your next project will be creating value as well as peace of mind.



A good tradesman is hard to find these days and the best ones are always busy.

Top-notch tradesmen under one roof

Whether you're looking for a new kitchen for your own home, or an extensive refurbishment for your investment unit, Empire has the skills and resources to carry out your next project accurately and efficiently.

A good tradesman is hard to find these days and the best ones are always busy. That's why we take great care to look after our tradesmen and have high expectations of them. We ensure that all of our tradesmen are fully qualified and carry out their work to Australian Industry Standards.

From plumbing and tiling to roofing and guttering, our tradesmen are on hand through every project to make sure that each task is carried out in co-ordination with the rest of the team.

There are no delays waiting for unreliable contractors to turn up, just a simple streamlined process of workers getting the job done.

And once the project is finished, our building inspector is on hand with our own 100-point checklist to ensure that every area of work has been completed correctly and to the highest standard.

Professional Project Management

– Making it all happen

Regardless of the size of a renovation, professional project management ensures that the job finishes on time and on budget.

A project manager is your single point of communication with the entire renovation team. They will be liaising with the builder throughout the entire project to ensure the work is on time and on budget and that everything is running according to plan. Your project manager will then report back to you regularly to keep you up to date on the progress and to answer any questions you might have.

Having a dedicated project manager will not only save you time and money, it will also bring you the peace of mind to let you sit back, relax and let the renovation unfold.

Designs that suits your budget and style

Whether you have your own ideas or would rather leave the design element to the professionals, Empire's interior design and architectural services can help you address your lifestyle requirements and design a solution to meet your needs.

From budget fit-outs for investment units through to high-end luxury home finishes, our design team can source, select and co-ordinate a look and feel that matches your budget as well as your taste.

Our qualified architectural consultants specialise in creating innovative and efficient designs for home extensions and renovations. Whether you require a more efficient use of space for a growing family or simple design elements to improve aesthetic appeal, the Empire team have it covered.





***Not sure whether a renovation
is going to add the value
you're looking for?***

On Time. On Budget. Our Guarantee.

Through in-depth research to improve our service, we've found clients have two concerns when they engage tradesmen:

- **The project being delayed and going on far longer than expected**
- **Excessive costs being added over and above the original quote**

As a leader in the industry, Empire has implemented the first 'On Time, On Budget' Guarantee, which has met with high levels of client satisfaction and success.

So Empire now guarantees your project will be completed in the allocated time or we compensate you any foregone rent for every week the project continues.

Empire also guarantees there will be no variations from the original quote. That means the quote we provide is the price you pay – nothing more. No hidden costs. No surprise additions.

You can now rest easy that the dedicated team of professionals you employ will stand behind their product and your best interests.

Adding value every step of the way

Not sure whether a renovation is going to add the value you're looking for? Why not engage an independent valuer to assess your property and provide you with a "before and after" snapshot of the work that you intend to do.

Empire regularly hire independent valuers to determine the extent of renovation works that should be carried out. This ensures avoiding under or over-capitalising and adds value for you in real dollar terms.

Strata repairs and building upgrades

Our aim is to provide cost effective repairs and upgrades that don't compromise on quality and that comply strictly with Australian Standards. We are mindful that all work needs to be completed with a minimum amount of interference to tenants or residents, so we always work with the best interests of those around us in mind.

Empire specialises in a full range of Strata services for building repairs, maintenance and upgrades including work for both internal common areas and external facades.

Specialist services include:

- **Waterproofing and water leak diagnostics**
- **Roofing repairs**
- **Brickwork and mortar replacement**
- **Protective coatings**
- **Internal and external painting**
- **Building façade restoration and rendering**
- **Structural concrete and concrete cancer repairs**
- **Window repairs**
- **Balcony repair and replacement**

Buildings deteriorate at different speeds depending on the construction fabric, the age of the building and their location. Buildings in coastal areas for example need particular attention with the constant onslaught of salt and wind.

At the most basic level, many of our clients have found a fresh coat of paint, new membrane coating or render and decorative finish can dramatically increase the value of the building, making it look modern and bright and increasing its appeal to renters and investors. Adding the right type of coating will also enhance the life of the building and protect all that great work from those harsh elements.



Addressing the risk of fire

– Safety + Compliance

By law, every building that consists of home units or apartments needs to be fire safe. Individual units, including common areas, need to be isolated to stop fire and smoke from spreading in the event of a fire.

Empire's specialist fire consultants can supply and install fire rating products to help protect your building structure from fire damage.

All Empire's fire safety upgrades and repairs comply with the Building Code of Australia and Australian Standards and include checks or repairs and upgrades to:

- hand rails
- fire doors
- fire alarm systems
- fire curtains
- fire rated ceilings
- down lights
- carpets
- penetrations/shafts/wall junctions
- fire dampers
- fire collars
- fire doors
- sealants
- sprinklers



Purchasing or renovating a property is much less stressful if you know in advance what the likely costs could be.

Building Inspections – A Wise Investment

A building inspection is essential if you want to make an informed investment decision. Purchasing or renovating a property is much less stressful if you know in advance what the likely costs could be.

An inspection will reveal any hidden structural defects or problem areas. Small defects such as a leak may not pose an immediate problem but over time they can cause a great deal of damage.

Having these issues go untreated could cost you literally thousands of dollars in unwanted repair bills when it comes to selling your property, not to mention the added stress and anxiety that can come with a problematic negotiation.

Building reports can remove this uncertainty and provide a professional level of advice when it comes to the condition of the building.

All Empire's building reports are written by an approved and registered builder and completed in accordance with Australian Building Codes and Standards while our Building Inspectors are accredited through the Master Builders Association of NSW and have complete Professional Indemnity Insurance.



Comprehensive Pre-Purchase Building Report

The report is a total building audit and covers a comprehensive external and internal inspection including:

- **Footings**
 - **Floors**
 - **Walls (internal and external)**
 - **Roof structure (roof will be inspected if safe access is provided)**
 - **Ceilings**
 - **External elements such as patios, pergolas and retaining walls**
- 
- **Plumbing**
 - **Electrics (visual check)**
 - **Doors**
 - **Windows**
 - **Cabinets**
 - **Roof coverings**
 - **Guttering and downpipes**
 - **White ant damage (visual check)**

Making financial sense of a renovation

When contemplating a renovation, many people make the decision based on the payback period (by dividing the cost by the additional rent) and decide, incorrectly, not to go ahead.

Example. \$70K reno cost / \$5K per yr extra rent = 14 yrs to repay

In reality though, the renovation should be viewed as a separate investment altogether and should be evaluated on net cash flow, the increase in equity, the reduction in future maintenance and the potential vacancy rates.

Here are two quick scenarios of how a renovation can really add value to your bottom line, both in terms of equity gain and cash flow. Scenario 1 shows a positive cash flow even though the equity gain is zero, while Scenario 2 shows both positive cash flow and equity gain from the renovation.

	Scenario 1	Scenario 2
Current valuation	\$600,000	\$600,000
Renovation cost	\$70,000	\$70,000
Future valuation	\$670,000	\$700,000
Instant equity	\$0	\$30,000
Rent before renovation	\$500 wk	\$500 wk
Rent after renovation	\$600 wk	\$620 wk
Additional cash flow from renovation less interest cost of \$70K @ 7%	\$100 wk \$94 wk	\$120 wk \$94 wk
Extra cash flow per week	\$6 wk	\$26 wk
Additional cash flow per year	\$300	\$1,340
Depreciation in first year	\$3,000	\$4,000

As you can see in both scenarios, financing a renovation actually puts more money in your pocket – money that can then be used to pay the holding costs on the property itself. Other benefits include:

- **Higher compounding growth on the new and improved value of the property**
- **Higher rent due to greater demand from more tenants**
- **Savings from reduced maintenance and call-out charges**
- **Better service from property managers looking after a quality property**

Each renovation is different, so for maximum results we suggest getting a rental estimate and valuation before you start to determine the extent of the renovations you should undertake.



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