

Time for an overhaul?

Consult an architect before making major renovation

Has your home kept pace with your changing tastes and needs? Is it time for a major overhaul?

If you want to turn your house into the dream home you've always longed for, you may want to consult an architect.

Architects provide help with planning and designing and can devise a realistic, workable plan to suit both your needs and your budget.

They can also provide ongoing consultation throughout the construction phase — to ensure that your 'dream' doesn't turn into a nightmare.

When searching for a registered architect to handle your project, check with any family members, friends or neighbors who have had architectural work done.

If they are pleased with the results, get the names of architects they consulted.

You can also find architects listed in the phone book. You'll want to find one who specializes in home design and renovations — not an industrial or commercial architect.

If possible, you may want to talk to a few architects before choosing one for your particular project. Ask to see pictures of projects they've handled and talk to their former clients.

You should also have a good rapport with the person you select, so you can be sure that your needs and wishes are fully understood.

Types of architectural services can vary, depending on the work to be done.

If your project is relatively simple, you may only want to meet with an architect once or twice, to help further develop your ideas and plans, or discuss viable options.

But if your project is complex and lengthy, you'll probably want an architect to handle the entire undertaking, providing valuable input and supervision until completion.

An architect can tell you if your plans are realistically suited to your budget.

You may end up having to sacrifice some aspects of your plans, but your architect can come up with a design which will be able to accommodate future changes.

If you find that the addition of new rooms or a second storey is too costly for your budget, an architect can often show you how to

make better use of existing space within your home.

When you meet with your architect, make sure you convey your ideas and needs clearly.

It's also helpful to show him her newspaper or magazine clippings of designs or ideas that you'd like to incorporate into your remodelling project.

If you're handy with a sketch pad and pencil, you can develop some rough drawings which can be helpful as well.

After discussing the project with you in detail, the architect will develop a series of his or her own drawings. These drawings will illustrate what your home will look like once the proposed renovations have been made.

Once the preliminary drawings are complete, you can discuss the plans further, outlining any concerns you may have about the proposal. While there are bound to be many small changes and adjustments made throughout the planning and construction process (due to availability of materials, and so on), it is much easier to incorporate any major alterations at the drawing-board stage.

Fees are usually arranged on a per-hour basis, or as a percentage of the construction costs of the project. If the fee is based on a percentage of the cost, then supervision of the construction phase is generally included.

While it is difficult to come up with an exact price for the work required, an architect should be able to give you a fairly good predetermination of how much his or her services will cost.

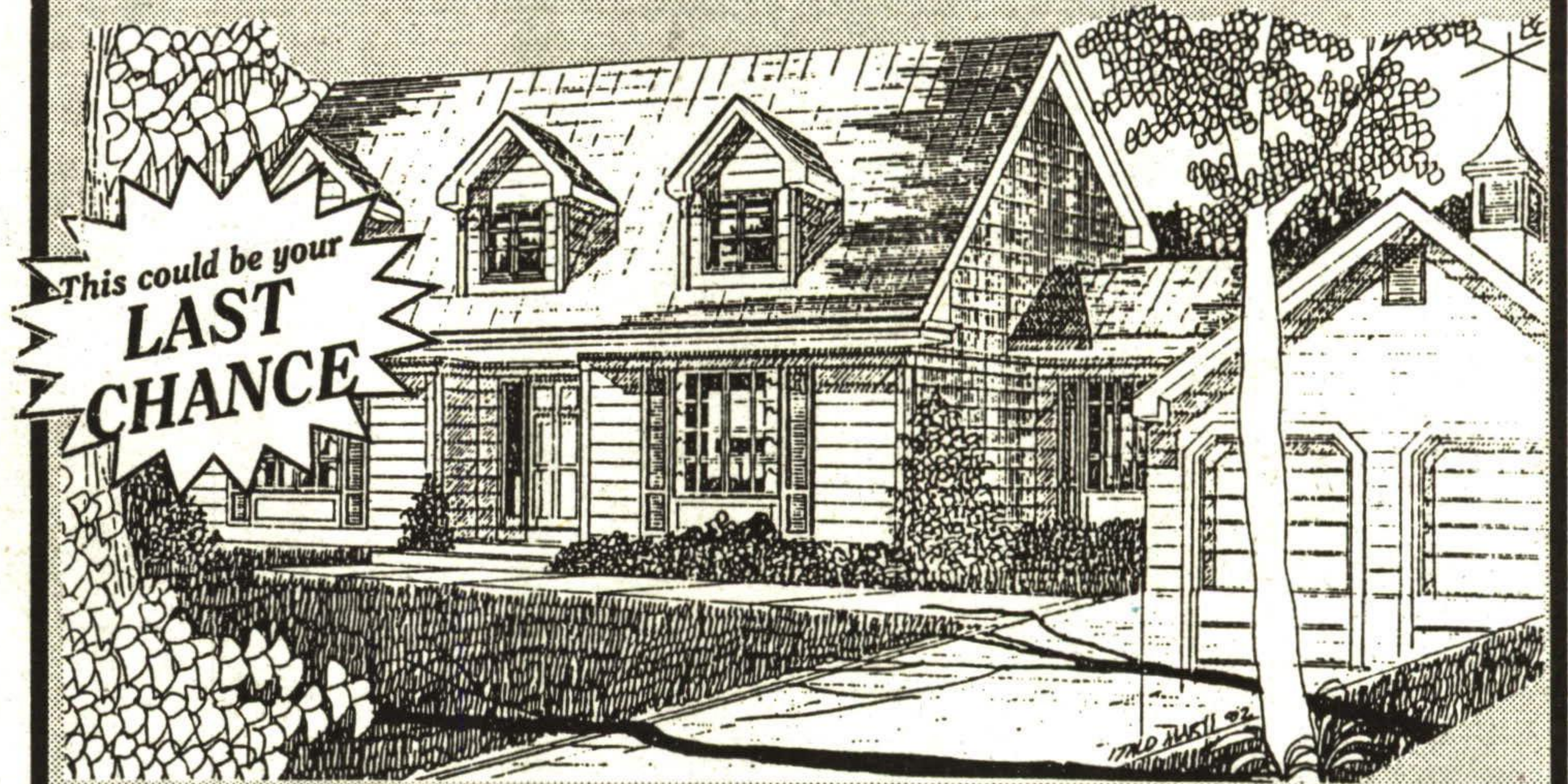
The fee should include supervisory visits to the project, costs of any additional consultations, and so on.

Before any work gets under way, both you and the architect should sign a contract. Most architectural firms have standard client-architect agreement forms available. Make sure you are both clear on the terms of the contract. Input from a good architect should result in work that will enhance the value and appearance of your home for many years to come.

This article is provided by local Realtors and the Ontario Real Estate Association (OREA) for consumers in the real estate market.

Quiet village life as it used to be, on

1/2 ACRE LOTS



*Artist's concept - shown with optional 2nd car garage. From \$179,900

From

\$149,900

(All Prices Include G.S.T.)

Features:

- * Some with walkouts
- * Some backing onto conservation
- * September/October occupancy

19

ONLY 26 LOTS

ATHIENWOOD MEADOWS IN ORTON

Sales Office

1-519-855-6181

Hours: Sat., Sun., Mon., Tues.

Noon-6 p.m.

Wed., Thurs., Fri. - CLOSED

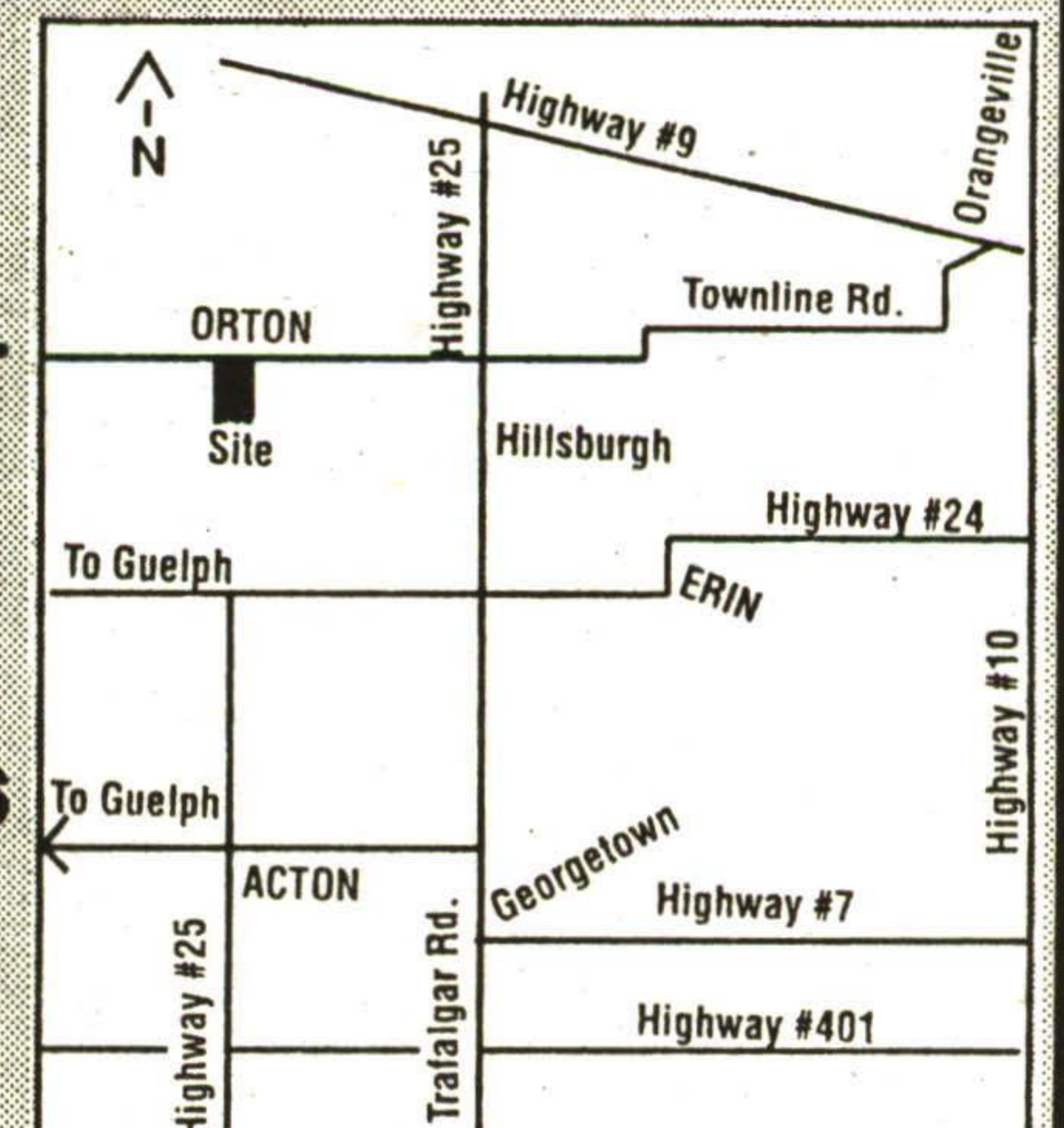
Sales & Construction Managed by
Petersfield Developments

Builders of fine homes
in Orangeville & Brampton



Excellent Service
Rating By Ontario
New Home Warranty

BROKER PROTECTED

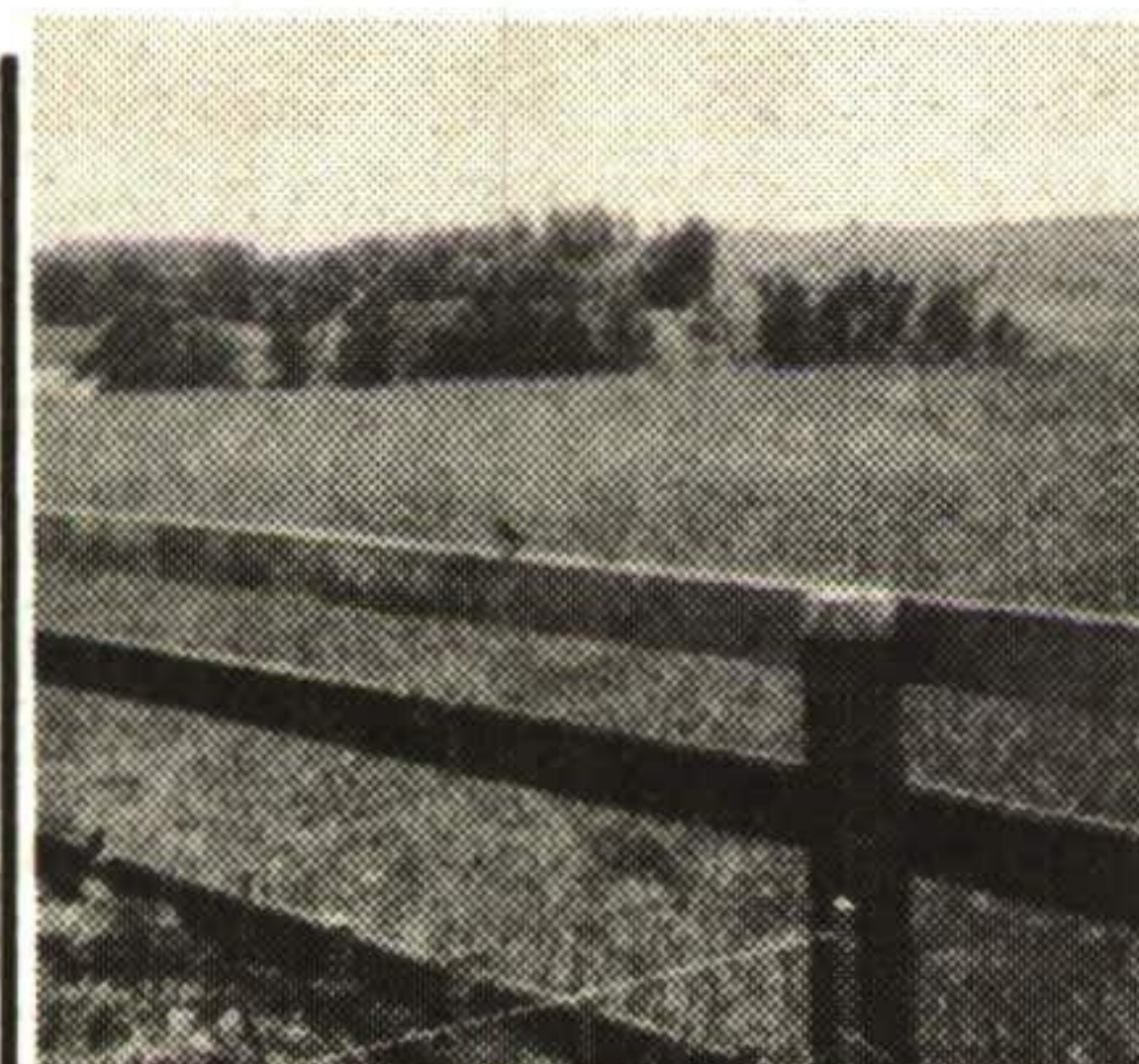


RE/MAX

BLUE SPRINGS REALTY (HALTON) CORP.



Bill Lamberink
Associate Broker**
853-0434 - Res.
853-2086 - Bus.



SPECIAL INTEREST GROUPS
Look what we've got 214 acres, 3 km from Paisley, pole barn with cottage, over 3000 ft. fronting on the Saugeen River, famous for its canoeing, fishing, swimming. Call Bill** for more info.
RMAC92-63



96 ACRES FARM

70 acres workable, 26 acres bush, 4 large ponds, 1 stocked with fish, real park like setting, 7 year old bungalow, bank barn + very large implement shed. This wouldn't last long at \$379,000. Within one hour of the airport. Call Bill**.
RMAC92-65



GORGEOUS COUNTRY PROPERTY \$314,900

1-1/4 acre, lots of mature trees, beautifully landscaped, circular driveway, 6 bedrooms for that large family, lots of room in the eat-in kitchen with walkout to interlocking patio, brick fireplace in family room with cathedral ceiling. Too many extras to mention. Call Bill** for inspection.
RMAC92-56



HIDDEN IN THE BUSH \$309,900

Beautiful 1-1/3 acre, nicely landscaped property with a 5 bedroom Tudor style home with large stone fireplace in the living room. Wood stove in the family room. A must to see. Call Bill** for more info or appointment 853-2086.
RMAC92-60



\$156,900

Very nice clean 3 bedroom home in Acton, on a quiet street, backing on to small park. Large pie shaped lot. Full basement with large rec room. Call Bill** for all the information and showing.
RMAC92-62