



Second Storey Extension

Second storey floor extensions are a great way to add more rooms and space cost effectively, and can considerably increase the value of your home.

A second storey extension can be converting an existing roof or attic space to functional storage, or more involved such as adding additional bedrooms, bathrooms, balconies and even living space.

As the price of land increases more people are maximising on their investment by building up. Costs will depend on the materials and extent but can range from \$2,000 to \$5,000 per square meter. An average second storey floor extension will cost between \$80,000 and \$250,000.



Reasons for a second storey extension can include:

1. Gain more space without moving homes
2. Not eating into your available outdoor area
3. Potential of views
4. Increasing the resale value of your home
5. Building a retreat space
6. Increasing storage space
7. Adding curbside appeal
8. Alternative to a granny flat
9. Changing or growing family

What to consider

When tackling a second storey extension items to consider are:

- Goals, budget and time frame
- Council approval and regulations
- Detailed designs, plans and drafts
- Ceiling height
- Stair cases and access
- Natural and artificial lighting
- Structural load and beams
- Waterproofing
- Roofing
- Insulation, heating and cooling
- Privacy and neighbours
- Construction materials and external facade
- Electrical
- Plumbing and drainage
- Options for living on premise during the construction process

Contractors typically required for a second storey extension include:

- Surveyor



- Architect or draftsman
- Structural engineer
- Building certifier
- Licensed builder
- Subcontractors: carpenter, electrician, plumber and drainer, gasfitter, concreter, bricklayer, waterproofer, plasterer, roofer, tiler, floor sander, painter

We can help you define your requirements, shortlist and negotiate with contractors and monitor the project till successful completion.

[REQUEST FOR CALL BACK](#)

OR find out [How the process works](#).

How we can help

Understanding Your Requirements

One of the most important factors for both client and contractors alike is to clearly understand the requirements. The requirements establish a foundation for the vision, scope, cost, and schedule and will help ensure a successful project.

Your requirements might start as a simple concept or may be a detailed plan. In either case we have the experience to guide you through the process, identify what questions need to be answered and help clearly define the requirements.

Comparing And Shortlisting Qualified Contractors

We have many contractors and builders across Greater Sydney who we have worked with on multiple projects for many years. We vet all contractors to ensure they are appropriately licensed, highly experienced and use quality materials and workmanship.

Negotiating Rates And Saving You Money

We work exclusively on behalf of our clients to negotiate the best rate we can. We know the current market and what each item and service should cost. In addition most contractors will include a buffer in their quotes for any unknowns.

Our fees are built into the quotes and paid by the contractors. Up until this point in the process there is no obligations to proceed, in fact we encourage our clients to get other quotes should they wish.



Providing Experience And Advice

With over 25 years experience in the building industry, we have worked on hundreds of projects and have been there and done that. We bring this experience to all our clients, helping them to avoid pitfalls, reduce costs and successfully complete projects.

Monitoring The Project And Sign-Off

We periodically visit your site to double check the contractors work. This includes signing off at the end to check appropriate standards have been followed and meet your requirements. It's in our interest to ensure the project is completed successfully.

Full Service Brokerage

Our experience is not just in finding the right contractors for your project at great rates, but we can also assist with planning, design and permits, We are ready and waiting to help tackle your project.