



YOUR HOME. YOUR NEXT CHAPTER.

The Hope Island Renovation Planning Guide

A considered approach to transforming your home
in Hope Island or Sanctuary Cove.



LOVE YOUR ADDRESS. TRANSFORM YOUR HOME.

A practical resource for planning a substantial renovation. | October 2026

Keep what you love. Change what holds you back.

A renovation should make the home suit the life you already enjoy here. Begin with how you want the spaces to feel and function, rather than a list of finishes.

Make entertaining feel effortless

Think about how guests move between the kitchen, dining area and outdoor spaces. Where do people gather? What interrupts the flow? Consider preparation space, seating, lighting and storage together.

Make the most of your outlook

Identify the views, natural light and indoor-outdoor connections you want to preserve or improve. Discuss glare, shade, privacy and comfort with your designer; larger openings are not automatically the right answer.

Plan for the everyday

A generous home still needs to work on an ordinary Tuesday. Consider guest rooms, easy-to-use bathrooms, practical storage and rooms that can adapt as your needs change.

Write a short brief

List three things you want to keep, three things that frustrate you and three outcomes you want from the renovation. Add a few reference images and any existing plans.

One renovation. A connected result.

Resolve layout before selecting finishes

Opening a room, moving a kitchen or changing a bathroom can affect structure, services and neighbouring spaces. Talk through these relationships before committing to cabinetry or materials.

Create a consistent level of finish

Consider floors, joinery, lighting, doors and bathrooms as a connected palette. A beautiful new kitchen can feel out of place if adjoining rooms are left unresolved.

Decide what is essential and what can wait

Separate must-haves from optional changes. This helps your builder and designer discuss priorities, staging and the effect of each decision on the overall scope.

Budget for the complete project

Consider design and consultant work, approvals, construction, selections and any temporary accommodation or storage. Ask how unforeseen conditions will be handled and discuss a contingency appropriate to the property.

A worthwhile first question: “If we change this room, what else in the home needs to be considered?”

The decisions to cover before work starts.

Bring your builder into the conversation early

You can discuss your ideas before plans are finished. Early input can help connect the brief, existing home and likely construction scope. Detailed pricing needs suitable documentation and selections; early discussions are not a fixed construction quote.

Confirm design, engineering and approvals

Ask which plans, consultants and approvals your proposed work requires. Structural alterations may need engineering and certification. Requirements vary by scope and property; agree who arranges each item and when.

Check community requirements

If your property is in a managed estate or body corporate, confirm any applicable design review, by-laws, access arrangements and contractor rules. Do not assume a council or building approval covers separate community requirements.

Plan how the home will be used during works

Discuss whether occupation is realistic, how access and services will be managed, and protection of retained areas. Consider visitors, deliveries, pets, neighbours and storage before the programme is agreed.

Turn your ideas into a useful starting point.

☐ **Your property**

Location, property type, existing plans and any known restrictions.

☐ **Your priorities**

The rooms and layout changes you are considering, and the outcomes that matter most.

☐ **Your investment and timing**

An indicative overall budget, preferred timing and flexibility. No need to have every answer yet.

☐ **Your next steps**

Ask what information is needed, whether a site meeting is appropriate, and how design, detailed pricing and any preconstruction fees will be agreed.

Discuss your renovation directly with Jack

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Helpful official resources

QBCC: [Where to begin](#)

QBCC: [Quotes, contracts and variations](#)

QBCC: [Apartment renovations and approvals](#)

Local lifestyle context: [Sanctuary Cove – Living Here](#).

General planning guidance, not a property assessment or a quotation. Confirm approvals, design and technical requirements with the relevant professionals for your home. Official resources checked October 14, 2026.