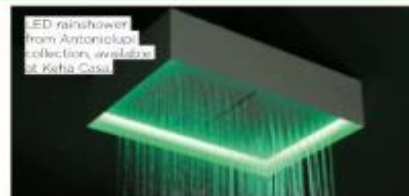




A contemporary bathroom concept from Ciraf.



Wash basin from Valdama Ceramo collection, available at FCML.



LED rainshower from Antoniolupo collection, available at Kaha Casa.

- * Plan for storage & niches for toiletries.
- * The number of water outlets in bathrooms have gone up with jets, rainfall & showers. This means more water consumption, where a traditional geyser will run out of hot water. But a centralised boiler/ tank style heater is required, which is not possible in apartments.
- * Keep in mind the hardness of water; even water softeners will leave water stains on surfaces.

CHECKLIST

- * Visualise the final look of your home and know what you want. This should be followed up with planning, civil and services and finishing.
- * Almost all renovation budgets go overboard. So always keep your budget above the estimated cost.
- * It is recommended to go with firms that design to build, not just a design house for design, or contractor who will only look at civil work.
- * As a house owner, be involved from the initial stage.
- * Start from the structural drawings, followed by internal survey and external survey for space dimensions, etc.
- * Secure yourself from the outside. Many buildings which were built 30-40 years ago didn't come with waterproofing. The durability of waterproofing is for 10 years.
- * Design in ways to minimise damage of civil structures
- * Strengthen the structure when you open up walls and windows.
- * Technical support from an architect and engineer is essential for civil work and upgrading services such as electrical and plumbing.
- * Intense renovation in apartment will take time, as the work can only be done during a stipulated time of the day, to reduce disturbance for neighbours.
- * Be ready for surprises and open to changes. Also, the collateral damages must be considered.
- * Finishing materials are great, but have to be installed effectively.
- * Don't get carried away with too much detail on surfaces. Remember, you will be adding furniture, carpets, wall art, lights and more, to the room.
- * Up-cycle and reuse old doors, furniture, cupboards, windows for an old-meets-new-world charm.
- * Expect challenges in coordinating and managing contractors, plumbers, electricians, etc.