
Renovation Webinar

Dean Parker & Troy Harris (Active Property Network)

Renovation Site Management when working Full Time

Troy Harris: Julie works full time. How do you recommend that she goes about obtaining services at a reasonable price and also the site management of the reno?

Dean Parker: Well, that is a little bit tricky. If you're just starting off, it's difficult to manage something if you are working full time. If there's any way that you can *create some time*, I'd recommend it unless you've got someone that you do know that you can trust and rely on quite well that you know they're going to be doing the right thing.

We did a renovation recently that was an hour away from where we live here and that's probably as far as I would go. Now obviously, I didn't go there every day. I normally went there once a fortnight. I'd just spend a full day there once a fortnight. And I had a guy there that essentially ran the project from there. So any...I still organized the trades by phone that they would all report...I'd always give them his number; he'd have all the keys. And they would be able to communicate with him if they had any problems or if they needed anything else. I gave him some authority to go down and buy materials on an account I had set up there so that if anyone did need anything that they could do it. But he was a friend of a friend so I sort of had a little bit of a relationship going there.

At the end of the day, if you are going to get a project manager or site manager or someone involved, I mean, you're just going to have to pay for their time. There are companies out there that do it. However, I guess you've just got to realize that you are going to be passing away some of your profits as you go.

So yeah, I guess that's the main thing. It is difficult to start off. If you can create some time that you can at least be down there and be seen, I think that would be a real advantage.