



Renovating your new house

After all the excitement of buying your new house now comes the fun part of making it the place of your dreams, whether you need a new bathroom or a total rebuild Vignaverde is ready to help create your vision.

What to and what not to expect.

Having renovations done is stressful where ever you are in the world, we all know of and hear of many horror stories when having any type of work done in a house, the main thing to remember is we are here to help you through all of this and have up to now many glowing references! We believe in the people we deal with and only deal with people who will get the job done right, our Geometra has been dealing with our builders for many years. During the build we want you and us to have as little stress as possible, to help this the most important thing is we stay in touch with each other regularly, keep the funds coming to keep the builders working and be honest with each other, hopefully by the time you read this you will have had a good buying experience from us and trust in what we say and know that if things are not going to plan we will not lie and cover up we will tell you what is happening and solve the problem.

There are a few points to remember when renovating here and the most important ones are ALWAYS use a registered Geometra, NEVER use un registered tradesmen and NEVER try to bend the local council rules, a good Geometra will always keep you on the right side of the law. Before you read on please remember when you discuss your plans and receive your quote this cannot take into consideration any problems that may arise as the build goes on, we hope and in many cases problems are few but always allow an extra amount for extra work that may be needed, after all many of the houses are very old and may not have had any maintenance done on them for a long time so although we hope to stay within the quote just be prepared for unforeseen work.

Connections.

The first job to do when you have bought your house is to sort out changing the names or arranging new connections for all your utilities, without this most works cannot even be started so we like to get on with this as soon as possible. Depending on the property they can be simple to do or in the case of new builds and ruins a little more time consuming to sort however we take the stress out of it all by offering our clients a service to help connect electric, gas, water, telephone/broadband and Sky TV, these can be connected straight away or spread over time if you are not yet ready for sky or telephone. Our service also includes paying your first bill (using your funds of course !), setting up direct debits for future payments and meeting the relevant companies on site or in there offices when needed. This service is available to our clients for E195.00 + IVA and is payable in one amount after the purchase.

Geometra.

As you will have now spent time with us you will have no doubt spoken to our on site Geometra Pino Di Simone, Pino is a qualified Geometra in his own right but also works with Vignaverde. A Geometra is an important person in your next steps as you will need his services to create the plans, get the plans passed, liaise with the local and regional comunes, organise the quotes, check the continuing works are correct and as per plans and finally sign the build/renovation off. Geometras work like building inspectors and are responsible for your renovation and the people who work on it, so in the unlikely event of future problems you have a person to turn to.

Geometra's usually charge 10-15% +IVA of the total renovation costs, this includes the professional services of the geometra, plans, council fees* and any professional reports needed to start the project such as engineers reports and Geologist reports**. The fees are usually staged starting with a E3-E4K payment which goes towards the Geometra and council fees, with this payment you will receive your plans and authorisation from the council to start. The rest of the Geometra fees are split into 2 instalments the last been at the end of the project.

* Some council fees are not included, for instance new builds and larger projects, please check with your Geometra first.

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Project management.

In Abruzzo it is very hard to find English speaking Geometra's, builders etc so this is where we become your eyes and ears on the ground making sure that the project is running to your requirements.

Our services include translation of quotes, emails and meetings with your Geometra, a running report on how the works are progressing along with photos to support, liaising with builders for any changes or problems that may arise throughout the build, full financial management of your build, liaising with your Geometra and council along with translating any documents that arrive, accompanied viewings of work, meetings with the Geometra/council and accompanied purchase of fittings and fixtures etc. Using Vignaverde services will mean that just like your purchase you have someone on side that works just for you guiding you through the whole process who speaks in your language and of course Italian. Vignaverde fees are 5% plus IVA (of the agreed renovation costs) for full property management services and are payable in 2 parts the first 50% is due 1 week before works are agreed to start and the balance when agreed works are finished.

Payments to expect and when.

To start the whole process after first talks

E195 Utility, E3000-E4000 towards your Geometra/plans and council fees.

One week before work is due to start

50% of Vignaverde project management fees and an agreed percentage towards the build costs (usually between 10 & 20% of the total).

During works

It is important to keep the project finances coming so the builders do not leave site, your project manager will advise of payments due but be prepared as the work goes on to keep sending regular payments. Another instalment to your Geometra may also be due during the build.

End of agreed works

Remaining build costs, Vignaverde fees and Geometra fees.

