Episode 61: Kitchen Design Essentials

Budgeting

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Hello everyone and welcome to My Forever Home the Podcast- the Kitchen Design Essentials Season. I'll now get into episode 20, we've got a couple more weeks left. and then we'll be wrapping up the kitchen design essential season. So it's been incredible to see what we've actually gone through and the feedback that I've been getting.

It's just been fantastic in terms of how much people are getting out of it. And, just how many things that I would have take away to create their own kitchen. Now I know that this has been a hot topic, in terms of budgeting and that's what I'm going to be talking about today. I've had a few requests about, or what are you going to do budgeting and you're going to do budgeting.

Well, of course, because it's such a important part of creating your kitchen. So whether it's a make-over. Whether it's a renovation, whether it's a cosmetic change and you're keeping the, the, the structure or you need to make a few structural changes, or whether it's a brand new kitchen today, I'm going to be talking about how you can get an idea as to what your budget will probably need to be.

But also to give you an idea of some of the things that you need to consider. And, and then with some of the episodes I've done in the past about. Materials and whether they entry-level, whether they're high-end when you combine those episodes together with today's episode about budgeting, you're going to be armed.

We're giving you a really good idea about the direction you can go with new materials and just some of the things you need to think about. And I'm also going to talk about, things that are often forgotten about that need to be included in your budget and getting it done. And in terms of getting your kitchen done, And if you're watching this on YouTube, or you're watching this as part of the beautiful kitchen design ratings and course special, shout out, you'll notice my hair is a bit different because after 16 weeks, 15 weeks of lockdown, and I got my hair done a week before that I was able to go to the hairdressers.

So it is an exciting time for Melburnians that, the launch. Has been shown and we are finally seeing the end of the tunnel and it feels very bizarre, but yes, my hair is very different today because, it's been growing for six well, four months and I thought, well, why don't I just do something a bit different?

So there we go. Just a little bit of a, I am looking different and all my grades have gone. So it's certainly a, a happy time for me today to feel a little bit more normal. Earrings on and actually leave the house. So that aside, let's kick into, talking about budgets and budgeting. So one of the first things you need to do is work out what your goal and objective is actually with regards to these scripts that you're creating.

Is it a make-over, is it a freshen up where you're just going to do some really basic cosmetic changes? It may be painting the cabinetry. It may be putting in a new squash bag. really basic cosmetic changes. Is it going to be a renovation? I actually break that down into two. One of those is replacing what's there.

So the actual layout is not going to change, so it's not going to impact the floor. It's not going to impact, you know, other things that have happened where you're not going to have to pull out walls or change your bulkheads and things like that. So it's really ease keeping the lounge, the ladies. So that's what I call it.

A basic renovation. And then a notch up from that, a big notch up from that I would say is where you're going to revamp the kitchen. You might change the layout. it is going to be quite a different space that you're creating. And then there's going to be a new home where you're going to have a brand new kitchen.

and that is really starting it out from fresh. And the other one that I wanted to talk about, and that was fall into this, in, into this category or into one of the categories is flipping your kitchen. So is the intention that you want teaching is just going to be a short term fix. Or, you may be flipping it, you know, you're cosmetically updating your kitchen or doing something with your kitchen that is short term, or is the intention that this kitchen is going to need to serve you for 10 plus years.

So of course, that's going to fall into the forever home, sort of mindset. And the reason I say that is the materials that you choose, the money that you're going to spend may be different. So if you are going to flip a house. I don't think that you would need to allocate the same amount of money as what you would is if you really intend to personally use that kitchen for more than 10 years, I think the decisions are going to be different.

Your mindset's different the way it needs to function to you is different as well. And I've been down these paths before. When we built a house that we knew, we were only going to be in for short term because we knew we were going to outgrow it very quickly. the mindset that I had with regards to the materials that we were choosing and the layout of that kitchen was quite different than the home that I've built now, which is my forever home and the way it needs to serve me.

So, there is a different mindset about functionality and materials. So yeah. What are your objectives? What do you know, what do you need this kitchen to do for you? And what are some of the things that you're considering doing? Because that is then you need to have that in mind first to work out your budget.

So. When you do that, it's going to help you work out a realistic budget rather than just picking a finger out of the air and okay, well, that's what we've got to play with. And that could be the case and that if you've got a very fixed amount that you can play with then from a monetary perspective, then that will actually determine a little bit too, in terms of what you can do.

You might have these dream to rip out the entire kitchen and start again, but your money or your budget is not going to allow you to do that. and it also will help you define, what you need to invest to get the best outcome. you may actually get into a situation where you think, well, this is my forever home kitchen.

I'm going to have it 10 plus years. And again, I will go back to forget about the trends because if your playing the game and you are. Being really true to yourself about the sort of materials and, the colors that you're incorporating and that the, you are really choosing things that you love. And you've got the functionality really well.

There's nothing to say that that kitchen can't last year, 15, 20 years, don't bind to these. You know, kitchens need to be replaced every 10 years because of trends, because for those of you who know me and have followed me long enough, I don't buy into that. I don't buy into that at all. So there's nothing to say that that kitchen can't last you well beyond 10 years.

So what I'm trying to say, he is you could easily, well, not easily, but you may decide that. You're going to then set aside a bit of extra money for the kitchen, because it needs to work so hard for you and maybe hold off on something else. And I'm going to talk about that as well. So it also directs you once, you know, what your budget is, it's going to direct you on the types of materials, finishes, appliances, all those sorts of things that are going to sit in with your budget.

And I'll get into that a little bit more as well, but remember, and I suppose this comes back to the point before. That is one of the most important rooms in the home. It is incorporated into your living and your dining. If you've got a, an open plan space. And so my suggestion with our clients is maybe we, we put a little bit more into the kitchen.

So that, it can serve you so much longer and maybe we put something else off. Maybe we delay another part of the, of the project. So maybe we delay some of the inbuilt cabinetry. We set it off. We know it's coming, but maybe we just allocate that couple of grand that was going to go into built in cabinetry and the living room.

And we put it into the kitchen. And then, you know, when we've got the money to do the built in cabinetry, we do that. Then my belief is that it's a little bit, because it's such an important space that

I would delay something like built in cabinetry, or maybe it's even more funds that you need. And, you know, you delay the entire, renovation of the en suite to get the kitchen, right. Because it's a little bit of that. And I say this to people when they're going to decorate their whole home and get their furniture and all, we're going to get everything from Ikea. It's a short term mindset and I, and I feel that it's better to wait and get it right. So if you're going to make some fairly substantial compromises in your kitchen, because the money's not there.

I would wait on something else and get the kitchen, right? Because you need to live in that space, working in that space, plying that space and just use that space for so many other things. I think it's one of the key areas where the money should be allocated. So we've had plenty of clients that have said our budget's not going to stretch.

particularly if you're doing more than just the kitchen to do all the things that we want, and we have a conversation around that and it's like, okay, so what can we delay? Where can we channel funds? Elsewhere to get them into the kitchen so that, you know, everything's going to come together as you want it, rather than being a bit of a short-term mindset and rushing to get it done.

And then you live with that decision. It's not easy to change your bench tops and yeah. You know, all that sort of stuff. So really think about that and think about the longterm. And maybe some clients have even said that, okay, I'm going to even wait a little bit longer to even start the project of renovating my kitchen until we've saved up a little bit more, because I know that I'm going to have compromises that are going to drive me nuts.

And if you want to have something that's going to last, for, for your forever home, then I would actually watch. So. I suppose this has come from living in Europe and really being exposed to the, getting it right. Waiting, investing in quality rather than having a short term mind fixed. And so I call that, you know, short term, fast fashion, and I'm not saying that that's what it's going to be by any stretch, but in terms of decorating your home, that comes in a loss.

And, just think about, how hard the kitchen's got to work for. You. Sometimes it's worth waiting as hard as that is. And look, I've lived through all of this myself, just waiting until I know that I can get it really how I want it to be. I also want it to be back to when I had Jeremy Gates on the show, right at the start of the series and we talked about, and that was built as insight into Builders.

Mistakes that people made with their kitchen. And one of the key things he said was that, compromising on the design and actually not getting, you know, that one of the biggest makes mistakes, people made was not utilizing the space in the best way they possibly could. So they went and spent all this money and to get a new kitchen and yet.

The compromises on their space. They didn't utilize the space they had in the best way they could. And he said that that was often because an interior designer wasn't engaged to see that space for all that it could be. And so they spent all this money and what a compromise it was that they couldn't get out of that space.

What he could see possibly it could have been if they hadn't been engaged the experts. And I see it a lot in, we are redesigning. Kitchens that have been designed? well, not actually designed, I should say it's been, as I've said, many times to cabinetry to fit a space rather than it being properly designed.

And, it makes such a big difference. And so it is really worthwhile. and it's an investment and sometimes, and clients sometimes say or perspective, I don't think I can afford to get it designed by you, but it may actually save you money. and minimizing the regrets that you're going to have. And as Jeremy says, Utilizing that space in the best way possible and working every single inch of that space.

And so it's not money well spent. In fact, it's been a, a waste of money. So think about that. It may be even go back and listen to, builder's insight in the kitchen design essential series to just refresh your memory on some of the big mistakes people make. And I, I wanted to bring that out again today because it is really imperative that you factor that into your budget.

But also, and I've seen the outcome of that many, many times is that we're able to achieve for clients. What they never, ever thought was possible. Built-in pantries when there was never one and how are we ever gonna fit it in? We've done it for them. servery windows has said, I can't see how this is going to work.

We need to have our sink here and blah, blah, blah, blah. We've made it work for them. Appliance, cupboard. I don't know how we're going to get the space for that. And I don't want it in a corner. We've made it work for them. We have a different set of expert eyes. We're trained to see things that you may not, and that's what you pay us for, but isn't that worth the investment to really get the space to work really hard for you.

All right. So how do you go about setting your budget? So we've talked about understanding your goals and objectives and really working out what you ideally want to be able to do. But what do you need to spend your money on? So these are some of the things that you'll need to think about and get a figure for, to work out, okay, this is what I need to spend my money on to get this kitchen.

So there's the design and the consultants. So it may be not only interior designers for the elevation and the layout of your kitchen, but it could be that you need engineers involved because you may need to move walls. You need to make sure that things are structurally sound, you'll need your products and materials, which is very obvious.

You need, maybe there's a demolition cost. If you're not going to do it yourself, there's rubbish removal. Don't forget about that. It's often forgotten about, but that's not included in a lot of instances. You need to get rid of the rubbish. Maybe you need a lighting designer. which people know I just did lighting last week.

Very very important, different trades people, or are you going to get a builder? That's going to basically manage the whole thing. or are you going to, you're going to manage a whole lot of

different tradespeople, which I'll talk about it in a moment, but that can also lead to a whole lot of issues in itself.

First, getting things and resources and materials and funding, different locations. There may actually be freight consideration. Particularly if you live in an isolated area, your freight may be a little bit more than, than standard. So. Factor all of these things in, you may also need to factor in the opportunity cost of you taking time off work, to be able to manage all the trades.

So think about that too. That is a cost. and I, you know, I call it an, an opportunity cost. That's the economics of training in may that I had long, long time ago. But think about the opportunity costs for you to take time off work. I had to do that when I was building my own house, that I was managing the build from lockup stage and yes.

I saved money on, you know, the builder's markup and all that sort of stuff. However, the opportunity cost was I couldn't work, so I wasn't bringing any money at that time because all that went into building the house. So. It's definitely a cost of that as well. Other costs you consider that are often forgotten about.

So there is that project management, which I've just spoken about. If you're managing trades on your own. Yes. You might save money. But think about insurance. Think about the warranty on the workmanship, sick thinking about your skillset. If you have got it in you to be able to do it. And also the confidence to be able to manage the trials and looking at, and managing all the gray areas that come up when a builder's not involved.

So, and the time involved, like I was saying, the engineering that may be required, plumbers, electricians, they're the obvious one. Toddlers are an obvious one. What about a plasterer? That might actually need to come on because you're ripping out walls and there's also, painting there's flooring.

There may be, handles that need to be done. There's also, the caulking, this is often forgotten. That's a completely different trade. On its own. and then touching up, you may need a painter to come in to buy. So there may be, architraves that get pulled out that needs to be put back in. There may be skirting boards that need to be put in if you're changing the way it is.

So there's lots of other little things that you may not necessarily think about straight away that are going to come up, that you need to think about. So how much do you want to spend? And a lot of clients that come to us have a fixed price in their mind, others are trying to then why aren't, well, these are all the things I want to do.

And how much is each element going to cost me? Can we afford this? What do I need to take out? Which direction is that going to take me? So it might be, I want to do a complete renovation. No, we can't afford that figure, so, okay. Let's do a cosmetic change. Let's just keep the layout as it is. And let's, just cosmetically change what we need to change and give it a, you know, a, a freshen up and a make-over.

How much do you want to spend? So if it is part of a larger home, and I was talking about this earlier, you may want to get some advice on where to spend and where to save. We do that all the time. it may be, look, we really suggest that you spend a little bit more on this particular benchtop and let's save elsewhere.

Let's save on your tap or maybe let's save on your Splashback. but are there other elements, like I was saying before in the whole home, That you may be able to hold off on or spend less on so that you can get the kitchen. Hey, you need it to be for the obvious reason that it needs to work so hard for you.

Are there other materials that you can reuse? So, can you reuse the carcasses? you know, can we upcycle other things? Can we reuse other things? So I think about that as well. And is there anything that you can do yourself, without compromising on the outcome? So be mindful. Of building regulations for more complicated tasks, but you may want to do the painting yourself.

You might have a really good tiling skill and you can do the Splashback yourself. So think about things that you may be able to do that can then save on the figures that you've calculated for the areas that you need to obtain. And then what budget can you afford? So validate, can you actually afford what the real costs are to determine.

What can you feasibly achieve? Like I was saying, if you want a big renovation and then you realize you don't have the budget for the big renovation, do we then do, you know, a cosmetic change always allow a 15% contingency. Please do not. have you budgeted, let's pull a figure out of the year 30 grand and you get a quote and it's 30 grand, particularly if you're doing a renovation, inevitably there is going to be something that comes up that you're not expecting.

When I took the plaster off, there was took off more than I expected, or there was rewind or it needed to be redone. It's always, always going to be something that you just completely unexpected to happen. So have that 15% contingency. What a bonus if you don't use it. but it's just going to give you a buffer, that you can tap into if you need to.

So you don't want to get yourself into any hairy situations where you can't afford to get it finished without the contingency that particularly relevant. And important for renovations with new builds, I would always say have a 15 cent continuancy for the whole project anyway. So let's talk figures.

What can you do, for a particular figure? So just to give you an idea, obviously you'll need to tap into, the least and actually get costs on everything that, is going to need to be done. And it may be instead of getting all the individual trade cost. So you just get. From a builder, which is easier.

And obviously then from a project management perspective, it's going to be easier. but then all the other costs in terms of appliances and tiles and benchtops and all that sort of stuff, you can actually then go and get indicative figures for that to give you an idea. So. I'm going to give you indications only.

So these are current as of 2020. but it's also going to be dependent on the finishes. It's going to be dependent on the extent of cabinetry extent of the bench tops. You know, how B cam, you know, there's a big difference between having, you know, one meter bench top and a three meter bench top. It's also going to be dependent on whether you've got, you know, a big walk-in pantry Butler's pantry, and remember that one material of feeding, maybe more important than the other.

So this is not saying that you can have it all that compromise may be required in the list that I'm going to give you. So around five grand, you're really looking at having a basic makeover. So cosmetic changes only. He might pumping a metal line Splashback over your current Splashback auto. Everything I'm going to talk about here has been covered off in other episodes in terms of the materials that I'm talking about.

So you may have a metal line Splashback that goes over the top of your current tiling, really cost-effective and easy to do. And then you may paint the cupboards. So, and of course it's going to be even less if you're able to paint the cupboards yourself. But if you're going to bring someone in around five grand, you can do a basic Mike over now.

I have done these for clients, where we've done a basic mic over and I have just had the Splashback done and we've painted the cupboards and it's like, they've got a new kitchen. So don't underestimate the, the outcome and what you can achieve with just doing these really basic cosmetic changes. It's just going to be dependent on.

How bad you feel your kitchen is and how, you know, what sort of nicotine and how much, how much is really needed to be done. So around 15 K, 15,000 within upping the ante on that cosmetic renovation. So we retain the current layout. That's really important. And then we're going to do cosmetic changes.

So there'll be painting the cupboards, maybe replacing the Splashback instead, a new bench top, possibly a new sink, the new tap it's going to make big changes. You may be able to get some new appliances, depending it may be that your Oven's really grotty, or you might want to have a bigger stove top rather than being six.

You might have it nine. You might need to manage, much of this yourself rather than having a bill to come in. So you can get quite a bit done for 15,000, but it is going to be a cosmetic renovation. So what do we get between 20 and 40,000? And if I'm moving towards a 40 K Mark, it is quite a good budget for a kitchen renovation.

You'll get some really good choices. You'll get really good. you know, flexibility in the sorts of finishes that you would like. So there may be some structural change and often the structural change takes a big chunk of your budget. And that's really difficult for me to say here, how much is a structural change going to be?

It may be that you're just going to remove a new ball. It may be that you're going to knock out a whole wall and you need some steel support. So it's so, dependent on the change, but structural change can actually really 18 to a lot of your money. It may be that when you rip out a kitchen, for example, the floor hasn't gone all the way through underneath the cabinetry.

And I spoke about that in an early episode that I would always suggest that you run the floor the whole way, but in a lot of instances, people haven't. In the past or they don't. And then when you're ripping out the kitchen and you're trying to change the layout, you actually end up having to replace the floor.

So this is dependent on so many other things, but what else are you going to get between the 20 and 40 K that I haven't already mentioned? You'll get in the previous one. You'll get, okay. Joinery design and a layout drawings by an interior designer. There's no reason that that's not achievable with this sort of budget.

You're looking at reconstituted stone. Benchtops possibly even the ability to have dictation and maybe some natural stones or fit into that budget as well. Refer to the benchtop episode, that I did this two episodes on benchtops to go through all the different options and this and the different, types of budgets at that may suit.

You'll be able to get some really good wind appliances. And again, go back to, there's two episodes on appliances that you'll be able to tap into some really good brands that you can look at. and you'll be able to afford having a builder, managing the process for you, which is going to save a lot of stress, but a lot of time management.

And, you know, and if you're not confident in that area, you'll be able to get thermal wrap, cabinetry, Tupac, or even a higher end, cabinet laminate, cabinet tree. So the 20 to 40 K is good. Then we're looking at upwards of 15. No. So what do we get if we're going to, he maybe between the 50 and 80 K Mark.

And that is where we are getting really good budget for a pretty flush kitchen. So customer cabinetry, joinery custom. Cabinetry joinery, not customized, but sorry. Customer custom cabinetry, joinery design, and layout all by an interior designer. you might be able to then get some recycled glass bench tops.

If that's something that's really important to you, definitely dictation some Luxe ranges of rape, constituted, Stein, not forgetting that reconstituted stone sits in so many different price points, whether you starting at the builder's range or going right up to the luxury end. And that's what I'm saying here.

The Lux end of the reconstituted stone ranges. You'll be able to put in. You may even want to look at porcelain benchtops mid range, European appliances. Some of them could even be high-end. You've got Matt laminate cabinetry, which is a much higher price point than normal. Our laminate. some really sensational feature lighting, getting a lighting designer ring, you know, and having things like a

steam oven, some special appliances, and the semi integrated dishwasher shuffling to integrated a dishwasher.

all those things are going to be achievable in that sort of budget. Well, we're going 80 plus K 80 plus thousand. We're really going into premium kitchens. And that's where we were doing really high end natural stone. Your really high end marbles. Free-form concrete bench tops, dictum, as the cabinetry, France, really high-end lavatory lamp.

Laminate's like your, you map your mat. sorry, fingerprint resistant. and also some of the wood grind, but also in this sort of price point, timber Vinnies and solid timber cabinetry is also a possible, really good size Butler's pantry. That's also achievable in a $50,000 kitchen. you know, you're going to have you zip taps, you Billy taps, they're all going to be in your high-end kitchens, really high-end European appliances, you gag or no. really pretty sensational, ovens and so forth and specialized items. Built-in coffee machines might be having two ovens that could be two wall ovens. You could have a, a wall oven, a free standing oven, draft down range hoods, or even flush ceiling Mount range hoods, which are, you know, pretty sensational as well.

Lots of built in appliances. So built-in fridges built in dishwashers built-in phrases. That's all just going to be given in a kitchen of this sort of, At the sort of end of the market and then really high-end tap ware and really high-end sink. So, you know, there's, it's, it's really just upping the ante on what's, available in terms of your finishes.

but you're not going to get, for example, you know, timber veneer, cabinetry. In a $40,000 kitchen, it's just not going to be achievable, but you can get a really, really good kitchen. We work often with, you know, 30, 40, 50,000, and you can get a really stunning kitchen with some pretty sensational things in it.

and I suppose it's about, You know, slicing and dicing, you might have a really amazing oven, but you might not have a built in fridge at that sort of price point. It's when you're looking at 80 plus you can have it all. but you know, it that 40, 50,000 Mark, you can have. so many different things that are really quite high end, but then you might downscale it in another area.

So you might have your heart set on that natural stone. And so that is going to be the important piece for you to channel your money into. And then you might compromise on your sink, not to say that you need to end up with a rubbish sink, but it might not be the old bells and whistles. So, I think going back to some of the other previous episodes of the kitchen design essential season this whole season, or outline the budget, the medium and the high-end finishes and materials to consider.

So in each episode that I've talked about benchtops and cabinetry, I've talked about, what, what's more cost-effective to what's really high-end to what is sort of a medium sort of finished. So that's going to help you determine, okay. Well, if I'm sitting in this sort of medium in. What are the sorts of things that I can afford?

Where can I go and start looking so budgets? now the other thing I wanted to draw you to was, there is a really awesome professionally designed budgeting template, which will basically be stat. Everything for you that you need to consider, and you can write in there. This is what my budget is. Those are the things I'm looking at in the beautiful kitchen design made easy course.

So that's not the only resource that's available there. They're all professionally designed resources that you can print off, take to wherever you need to go to the showrooms. Now that they're all going to be open again in Melbourne. All over Australia. They're open anyway. so don't forget about that course.

it's a great time. You not only get that, but it's also the full transcripts of every podcast in the season. So not only can you find the podcast there, but you've got all the transcripts and the principal resources and the transcripts are really good for highlighting the areas that are really important for you or making notes in the margin.

And so the course is only $99. So there's just so much to get in there to help you, but I just wanted to mention it because we're talking about budgets. And so there is a really good budgeting template in there. I hope it's given you an idea. I trust I've got to stop saying hope I trusted. It's giving you, a really good idea about what you can sort of get for your money, but also where to start and the sorts of things that you need to consider.

But don't forget to go back to your objectives. Don't compromise on, you know, maybe waiting a little bit. Or waiting for something else that needs to be done in your home to really make that kitchen work super hard for you. So next week, I'm going to do a, because they're coming, becoming so incredibly popular next week, I'm going to talk about outdoor kitchens.
So join me then. And, I'll see you then next time next week, next Thursday. outdoor kitchen. So check out, beautiful kitchen design made easy at white people, interiors.com.edu, backslash courses. All the information is there. And, and don't forget to check, tap into, your forever home live every Tuesday at 1230 for all your keys and A's so, yeah.

Shoot me an email. Shoot me a message. And I'll be sure to cover off your questions in the Q and a session of your forever home. Live 1230 on a Tuesday. Okay, then bye for now have a great week. And for Melburnians in particular, have an awesome week being released this week. Just go out and enjoy. yeah, can't lie.

It feels surreal. It feels like I'm going to be doing naughty things, but yeah, I'm not. I'm just going to be enjoying being with my friends. All right. Have a great time, have a great week. Bye everyone.

END OF TRANSCRIPT

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