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Our Services

With Abram Home Improvements there are no restrictions, you can bring your plans to us and have us build from them or modify it if required or completely have it designed and drawn up from scratch, meaning we will engage one of our draftsman that we use on a regular basis and have your plans designed and drawn up by computer and submitted to council for approval. We utilise draftsman for simple projects such as first floor additions, ground floor extensions ect. for a new custom design build we will engage the services of an architect.

Additions & Extensions



If your considering to renovate, add a first floor or carry out a ground floor extension to your existing home you can be rest assured that our team at Abram Home Improvements will design, construct and complete your project within budget and on time.

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Kitchens & Bathrooms



We have designed and completed many kitchen & bathroom renovations this area is one of our specialties and quick turnaround periods.

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Alterations & Renovations

Want to remove some walls, add a new deck or pergola and create that beautiful landscaped garden we have it all covered.



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Ways to Engage our Services

Ways which Abram Home Improvements can be engaged are on a lump sum contract basis, project management only basis or a cost plus basis.

What are the differences:

Lump Sum Contract: A lump sum contract is an agreement in which the owners agree to pay an agreed sum to the contractor (builder) to carry out works set out in an industry standard contract which specifies the actual work to be carried out by the contractor. This type of agreement does not require a breakdown of costs, it has a progress payment schedule which outlines all the stages which payments must be made. A lump sum contract is suitable when the project is small to medium size and doesn't have too many variables and an accurate total price can be determined and has no real chance of variations in the project likely to unfold.

Project Management Contract: A project management contract is used when the cost of the project can have a lot of variables, unforeseen situations that can arise during the project. This is when it is effective to carry out the project using a PMC to reduce the overall project cost by eliminating the use of a lump sum contract, as these type of projects using a lump sum contract require the contractor to increase margins on the areas of work considered a risk factor as the cost is difficult to estimate at time of tender and require a margin to be placed to cover unforeseen circumstances that "may" arise. What does this mean to you? You are paying more as it increases the contract price approximately by 15% to 20% so on a \$500,000 project it can mean up to \$100,000 the owner can be paying extra. The PM contract eliminates this by providing an estimate of the total construction cost, and management fee which is approx. 20% of the total construction estimate. All materials and sub-contractors etc. are paid directly by the owners at agreed prices.

Cost Plus Contract: Is similar to a project management contract but the management cost is actually a percentage on top of the actual cost of the project comprising of materials and labour. This type of contract is used when an owner wants the contractor to carry out the project and pay a set fee on the actual cost incurred, this type of contract has more transparency and is very flexible