

# COMPANY PROFILE

RENOVATION & EXTENSION  
SPECIALISTS



ROOMFOUR

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# ABOUT US

RoomFour is an independent renovation and extension construction practice based in Melbourne, Australia.

Founded by Director and Registered Building Practitioner Peter Gurovski, RoomFour has a highly qualified and talented roster of project managers and tradespeople who strive to create only the best renovations, extensions and new builds.

Informed with 20 years of industry experience and guided by a collaborative spirit with architects and designers, we follow a finetuned process that is focused on delivering custom, multifaceted projects. Our consultative approach ensures we complete projects to an agreed schedule, at the highest quality and with visual finesse.

Paired with the RoomFour Promise, which includes a suite of guarantees that confirm our commitment to quality, our clients and partners are supported every step of the way.



## Sustainable practices

RoomFour proudly works to the most environmentally sustainable practices, accredited as a Master Builders Registered Green Living Builder.

Operating to 'Green Living' standards means RoomFour constructs high quality builds while minimising environmental impact and adopting lifetime sustainable solutions for our clients – producing both household and community efficiencies for years to come.



MASTER BUILDERS  
MEMBER



MASTER BUILDERS  
GREEN LIVING

# WHY CHOOSE ROOMFOUR?

We deliver turnkey experiences for our clients from design and planning, to construction and move-in. Our expert construction model allows a smooth, stress-free building process that our clients can enjoy. With complete transparency, clear communication & efficiency – RoomFour leads the way for Melbourne custom homes.

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## **Accurate Quoting & Management Software**

We will keep you informed along the way through our quoting and construction management system, which has a client portal and will allow you to track progress at any time.

## **Quality Assurance**

Throughout the entirety of your building project, we set detailed checklists and instructions for our team to assure consistency in the quality of your project. This way, a consistent, high level of quality is produced at every stage of the construction process.

## **Dedicated Project Manager & Site Supervisor**

Your project will be carefully managed by a dedicated Project Manager and run by a Site Supervisor. This will enable clear communication, improved quality control, timely completion, and effective problem solving. With a clear chain of command and specialised roles, your project can run smoothly and efficiently, ensuring an optimal outcome.satisfied every step of the way.

## **Running Schedules & Regular Meetings**

Transparency and communication is integral for all our clients at every stage of your building project in Melbourne. Our team schedules regular meetings to update you on the progress and ensure you're satisfied every step of the way.

## **Subcontractor Agreements**

All our trades have subcontractor agreements in place, meaning that we are able to maintain a high standard of quality in all our construction and building projects. By using regular tradespeople, we're able to guarantee quality outcomes for our clients.

## **Guaranteed Start & Finish Dates**

We guarantee specific start and finish dates for your project. You can rest assured that we will complete your project on time, ensuring your satisfaction with our work. If we don't finish on time, we pay you.

# SCOPE OF DELIVERY

Our capacity for project construction and delivery ranges in scale, from knock-down rebuilds, extensions and renovations, to new developments. It's for that reason our projects range in value. You can see our insurance and project ranges in the table (right).

In addition to our construction delivery, we offer feasibility and cost scheduling to architects on an as-needed basis to guide the scale of a project while in design and planning phase.

Scope (item)	Value (\$)
Domestic Builders Insurance (HOWI)	\$7m
Contract Work & Public Liability	\$10m
Project Value	\$500k-\$4m
Project Range (per m2)	\$2500-\$10k m2 <small>(depending on scope, detail &amp; complexity)</small>



Kingsville House by Tamsin Johnson

# OUR BUILDING PROCESS

1

## INITIAL ENQUIRY

Upon us receiving your inquiry, we will send a questionnaire or have a phone meeting so we can acquire all of the relevant information for your build. Once the information you provide has been received, we'll arrange a meeting with you to discuss the project in more detail and what will be involved.

2

## FIRST MEETING PROJECT ASSESSMENT & PRELIM PRESENTATION

RoomFour will organise a meeting to discuss your building plans in more detail. This is the part of the process that is to ultimately find out where you as the client are at with the project and for us to best guide you with your next steps to arrange preliminary documentation for construction and what this will look like.

3

## DESIGN STAGE

This is where the designers will start to work their magic and the project begins to take shape. The designs are developed through a staged process. RoomFour will collaboratively review the design through these stages to also assist with design. Cost checks will also be part of this, alongside discussions with potential trades and suppliers for the project.

**Return brief** - In this first stage of design we delve deep into your requirements. This brief will be used as a blueprint for the project designs, which will include mud maps (basic free hand floor plan layouts).

**Concept design** - Ideas start to take form here. The design team uses information from the return brief to explore architectural ideas and spatial planning through rough sketches and schematic models. Professional consultants may also be engaged at this stage, with the design finalised with the client.

**Design development** - During this stage, the architect refines concept designs and collaborates with the client to develop a final design; considering materials, finishes, fittings, and structural engineering expertise, especially for complex projects.

4

## PLAN SUBMISSION

Once you are satisfied with the preliminary costings and the plans that are provided, the project can be submitted into your local council or the certifiers ready for approval. Timings of this are reliant on the authority's capacity and assessment agreements.

**5****CONSTRUCTION DRAWINGS**

Once local authorities have approved designs, the next step is formulating technical drawings and refining intricate details of how the project will be constructed. All the documents will be sent to the Building Surveyor to submit for a building permit.

**6****DETAILED PROPOSAL**

Now we have gathered all the documentation together, RoomFour can price the project accurately. You, the client, will receive a complete breakdown of everything included in the quote and clarity will be given on all inclusions.

**7****CONTRACT PREPARATION & SIGNING**

Once the proposal has been agreed upon, the next stage is to prepare and sign the contract ready for construction. We will collectively go over the contract with you and provide a revised list of key functions to further simplify the contract for you.

**8****PRE COMMENCEMENT MEETING**

This is the final stage before we start construction, finalising moving dates, handing the keys over and any other important pieces of information that need to be communicated prior to the building project commencing.

**9****CONSTRUCTION TIME**

The most exciting part! The documentation side of things is complete and we're ready to start building your new home.

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# PROJECT SHOWCASE

Kingsville, 3012

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Nestled in the heart of Melbourne's inner-west, this 1900s heritage-listed Edwardian home was transformed into its former glory with a contemporary direction taken by designer Tamsin Johnson.

The construction included planning and approval of heritage permits; complete deconstruction and demolition of former structures; new foundations; formwork; a complete internal fit-out with custom schedules; swimming pool and landscaping. At a total construction cost of \$1.25million, the property has seen significant increase in market value.



# PROJECT SHOWCASE

Kew, 3101



The extension and renovation of this existing period home required planning, design and consultation with our client and our team of consultants.

From interior completion and a complete exterior transformation, a range of custom finishes were required to revive this home into a modern day provincial home enjoyed by a family of four.







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