



LAFAYETTE
— BUILDERS —

Home Extensions

From Vision to Completion



Plan smarter. Build better. Extend your lifestyle.

Why Extend?

YOUR HOME SHOULD GROW WITH YOU.

Whether you need more space, an outdoor kitchen, or a master retreat — a well-planned extension lets you stay where you love while creating the lifestyle you deserve.

Compared to buying new, extensions can save on stamp duty, relocation costs, and the stress of moving — while adding significant property value.



Extend



Comfort



Functionality



Add Value

Types of Extensions

Every home & block is different. Here are the most common extension types & how they can transform your space.



Rear Extensions

Expand your living space with a seamless rear extension—ideal for larger kitchens, dining, or family rooms. Designed to bring in more natural light and improve indoor–outdoor flow.



Side Return Extensions

Make use of narrow or unused side areas to open up confined layouts. Perfect for Victorian, Edwardian, or narrow-lot homes seeking brighter, wider spaces.



Wraparound Extensions

Combine rear + side extensions to unlock major ground-floor space. Ideal for modern kitchen-living hubs and flexible family zones.



Ground Floor / Two-Storey Extensions

Add new bedrooms, bathrooms, or a full master suite without moving. Great for maximising space and boosting long-term value.



Basement Extensions

Expand downwards to create home cinemas, gyms, wine cellars, or guest rooms—ideal where outdoor space is limited.



Loft Conversions / Dormer Extensions

Transform unused roof space into a functional floor—ideal for bedrooms, studies, or retreat-style rooms while preserving your yard.



Over-Structure Extensions

Build above an existing garage or single-storey section to add bedrooms, offices, or bathrooms without losing garden space.



Sunroom Extensions

Add a bright, light-filled living space. Choose a fully glazed conservatory or a more solid orangery with elegant roof features.



Porch Extensions

Improve kerb appeal with a stylish porch that adds character and practical entryway storage.

Not sure which extension suits your home?

We'll assess your site and guide you through the options that fit your block, budget, and lifestyle.

Every home is unique — our designs are tailored to your space and goals. No templates. No compromises.

Turnkey packages start from \$180,000.

The Extension Process

A clear, structured process designed to make your extension smooth, transparent, and stress-free.



Step 1
Consultation & Feasibility

We discuss your goals, inspect your site, and explore layout options.



Step 2
Design & Drafting

Our design team creates detailed plans and visuals that fit your lifestyle.



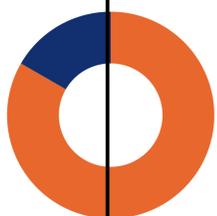
Step 3
Council Permits

We handle all planning and building approvals.



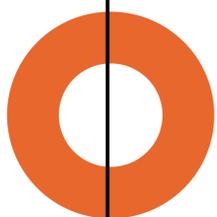
Step 4
Quotation & Agreement

You receive a transparent, fixed-price proposal before any work begins.



Step 5
Construction Begins

Foundations, framing, internal fit-out, and finishing — managed start to finish.



Step 6
Final Inspection & Handover

You walk through your completed extension with full warranty assurance.

We guide you through every stage — from first sketch to final handover. No confusion. No surprises. Just a clear process you can trust.

Why Us?

we're a boutique team focused on quality craftsmanship and clear communication.

EXPERIENCE & RELIABILITY



Turnkey solution
design → permits →
build → handover



Direct Contact
One point of contact
from start to finish.



Local Expertise
30+ yrs of experience &
Melbourne councils,
zoning, and permit
systems expertise



Maintenance & Warranty
With structural coverage,
post-handover support —
your extension is built to
last.

PROCESS & SERVICE



Licensed & Insured
Peace of mind that your
home's in safe hands.



Premium Local
Materials & Trusted
Trades



Personalized design &
colour guidance tailored
to your style.



Price Transparency
You'll always know
what you're paying for.

“*David was very proactive and efficient and his team has done an impressive job not only the quality but also they being on time. I recommend Lafayette Builders, for anyone without any hesitation. Thanks Dave for a good job.*

-Sam De Silva



We build for lifestyle and long-term value

Payment Schedule

Clear, structured payments so you always know what's next.

Turnkey packages start from \$180,000.

Stage	% of Contract Price	Description
Deposit	5%	Upon signing the Contract
Base	15%	After foundation completion
Frame	20%	When structure is framed
Lockup	20%	Roof, walls, and windows installed
Fixing	25%	Internal fittings, plaster, and finishes
Completion	15%	Final inspection and handover



Need help financing your extension?

We can connect you to our trusted mortgage partners for Extension Finance guidance.

Note: Lafayette does not handle lending directly but can assist you with documentation and cost breakdowns to support your loan application.

*Schedule may vary depending on project scale. Every site and design is different, but most home extensions range between \$2,000–\$4,000 per square metre, depending on materials, complexity, and site conditions. You'll receive a detailed itemised quote before we start — no guesswork pricing or surprise variations.

FAQs

1. Will there be hidden costs?

No. We provide a transparent, fixed-price proposal before any work begins. If unexpected site conditions arise (e.g., structural issues), we discuss them upfront with clear pricing so you're never surprised.

2. Do I need council permits?

Yes — most extensions require planning or building permits. We handle all permits, documentation, drawings, and council submissions on your behalf, so you don't have to manage any paperwork.

3. How long will construction take?

The timeline depends on the size and complexity of your extension.

On average: Single-room extensions: 8–12 weeks | Ground-floor extensions: 12–20 weeks | Two-storey extensions: 20–30 weeks

We provide a clear schedule before construction starts and keep you updated throughout.

4. Will my extension blend with my existing home?

Yes — that's one of our priorities. We match materials, rooflines, brickwork, colours, and architectural style so your extension looks seamless, not added-on.



At Lafayette Builders, we've built our Extension process around removing these stresses — so you can focus on the excitement of your new space.

***It's natural to feel uncertain before starting an extension.
Most homeowners ask:***

5. Who coordinates all the trades and approvals?

We do. Lafayette Builders manages every trade, permit, inspection, and supplier from start to finish. You have one point of contact throughout the entire project.

6. Can I live in my home during the build?

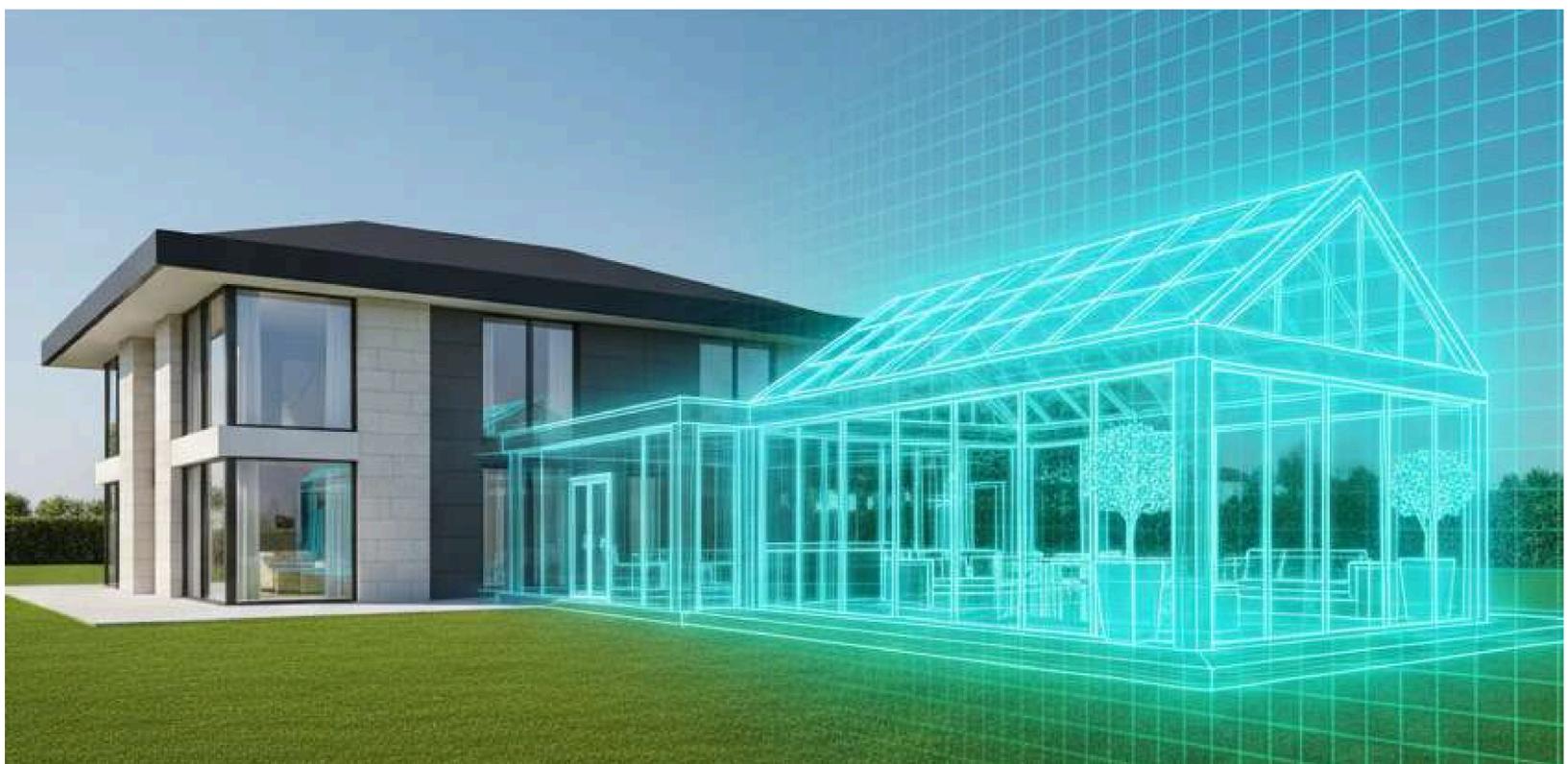
In most projects, yes — especially for rear or upper-floor extensions. If temporary relocation is recommended (e.g., major structural work), we'll advise you early so you can plan comfortably.

7. What if my block is sloped or narrow?

That's common in Melbourne. We assess your site and design practical solutions that work with your block's shape, slope, and access. Many extension types — especially over-structure, rear, or second-storey — are suitable for challenging blocks.

8. Do you offer custom designs?

Absolutely! Every extension is tailored to your home, lifestyle, and layout. We don't use generic templates — each design is created from scratch to fit your space, needs, and long-term plans.



**Still have questions? We're happy to help.
Book a free consultation - we'll assess your site and talk
through options.**

Ready to extend your home? Let's create space that fits your life.



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