



**Deborah Schor Elyasy**  
Green Architecture  
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# Free guide How to renovate in Israel without getting mad 10 TIPS

Dedicated to those who are about to renovate their  
apartment in Israel

by Debby Schor Elyasy





# INTRODUCTION

How exciting!

You have decided to renovate a house or apartment in Israel!

The refurbishing process can often be time-consuming, tiring and stressful.

In my work with people from other countries, I noticed that they were so frightened to renovate an apartment in Israel or to build a house if they didn't speak Hebrew fluently or even if they lived abroad.

As someone who grew up in Italy and made Aliya to Israel years ago, I can understand how the difference in the mentality and attitude here in Israel can create obstacles in the communication and in the peace of mind of new Olim who come to Israel.

I bridge this gap for them, and make the building or renovating experience in Israel, smooth and easy.

In this short guide, I will give you some useful tips, so that that the renovation will be an enjoyable experience and not just a stressful one.



## LET'S BEGIN...

### **Tip 1: WHEN TO INVITE THE CONTRACTOR?**

Many people bring the contractor to the apartment to give his proposal for the work that is to be carried out once they decide to enter the adventure of renovation. This is a big mistake, and it could cost dearly. In such a case, the contractor will give a general price based on an estimate of the volume of work. The "General price" cannot be accurate and provides an endless opening to additions during the work. The right thing to do is first to contact the architect, plan the changes and ask for accurate plans with a specific list of the different tasks. The plans, together with the list, will form the basis for receiving a precise and reliable price quote from the contractor.





## Tip #1 FOR CHOOSING YOUR ARCHITECT

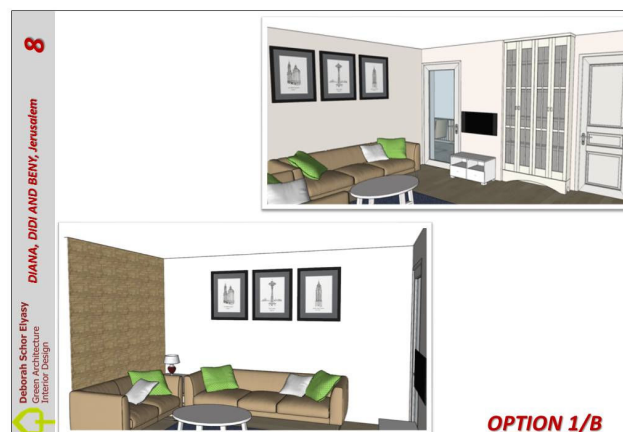
Check if you are facing an interior designer, architectural engineer or an architect. Different types of work require different training. For example, jobs that require a building permit can only be done by an engineer or an architect.



## Tip #2 FOR CHOOSING YOUR ARCHITECT

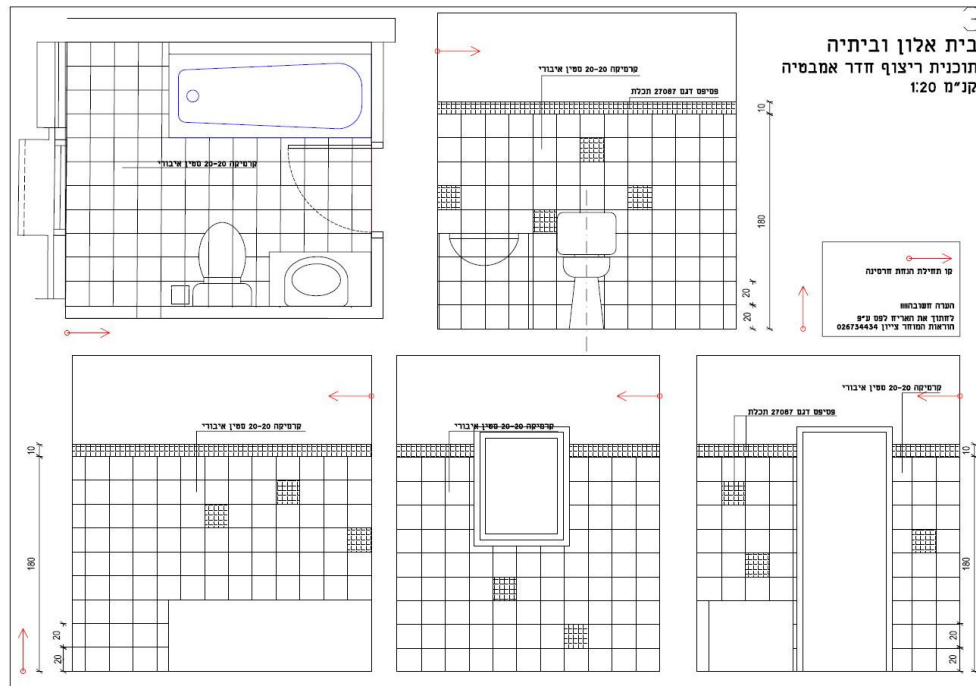
Check out what includes the price offer of the architect. A serious proposal should contain:

- Preliminary sketches (check how many options you receive and if 3D simulations are included)





- Preparation of executive plans and list for calculating quantities.



- Many hours of escort in the stores to select materials
- Site supervision at the time of renovation (preferably detailed as to how many visits the estimate includes
- Some meetings with the client.







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## **Tip #3 FOR CHOOSING YOUR ARCHITECT**

Look at her portfolio and think about whether you are identifying with her design style. It will be very sad to discover during the planning stage that she is not ready to design in your favorite style.



## **Tip #1 FOR CHOOSING A RELIABLE CONTRACTOR**

Consult your architect. Every architect has connections with several contractors that she trusts. A contractor who comes through a designer will perform the work in the most accurate and best manner to continue receiving work from her. And the profit is all yours!





## **Tip # 2 FOR CHOOSING A RELIABLE CONTRACTOR**

If the contractor did not come through the architect, see the jobs he performed and do not trust the images that appear on the websites. Pay attention to the small details and finishes. Ask the architect to accompany you. Her experienced eye will absorb things that you may miss.

## **Tip #1 FOR PROPER CONDUCT WITH THE CONTRACTOR**

Always sign an agreement (even when it comes to a minimal project) with a clear schedule.





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## **Tip # 2 FOR PROPER CONDUCT WITH THE CONTRACTOR**

Split the payment according to the progress of the work and never pay the full fee in advance. Make the payments only after the architect has verified that the stage has entirely ended.



## **Tip #3 FOR PROPER CONDUCT WITH THE CONTRACTOR**

Always leave an amount to the end. This way, you will avoid the risk of remaining with small, unfinished details.





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## **Tip # 4 FOR PROPER CONDUCT WITH THE CONTRACTOR**

Do not split the work between different professionals. It will be challenging for you to manage them and this can cause many delays. It is better to have one contractor who is responsible for all professionals related to the renovation work (except for carpenters and windows).





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## AND NOW, A FEW WORDS ABOUT MYSELF

My name is Debby Schor Elyasy, and I'm an architect, a graduate of the Polytechnic University of Milan, with a Master's degree with high honors (summa cum laude). I have accumulated international experience in the field of green architecture from my work in design firms in Barcelona, Milan, and Jerusalem.



I hold an Israeli architect's license, and my office deals with planning private homes, deluxe apartments, and offices, beginning with the initial planning stages down to the final details.

My planning concept is based on incorporating the client's needs along with ecological considerations of adapting the building to the environment from the perspective of climate, airflow directions, solar radiation, winds, and integration with the environment. My clients are primarily non-Israelis (speaking Italian, English, and Spanish) who love a style and aesthetic that's European in general and Italian in specific, the precision in project completion, and the shared language.

I believe that the client needs to be an inseparable part of the building process. My role is to turn the customer's dream into reality in the field.



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## Let's keep in touch!



For any questions, please write me:

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To schedule an appointment please call  
me: +972 (52) 6452002

I invite you to visit my website and find lots of material (articles, videos, guides) about renovation in Israel, bioclimatic architecture and much more.

<http://www.dsearc.co.il>

Good luck!

*Debby Schor Elyasy*