

## Introduction:

Congratulations on deciding to invest in your future by building a new home.

Building a home is a complex, and expensive proposition and may be the biggest investment you'll ever make in your life. Why not take the time to get it right?

To enable us to provide you with the BEST possible service in relation to your new home we need to know a few things about your requirements.

The *Design Brief* can be as simple or complex as you care to make it. The more information the easier it is to provide the home you've dreamed about. Some terms may be a little obscure or irrelevant so just leave those blank.

## Instructions:

Below are a series of "user criteria" which will encompass on things like No. of bedrooms, Budget, Living areas etc. There are also the lifestyle issues which are important and often unique to each and every one of us. Take the time to discuss these and most of all

## Have fun !

When we've received your Design Brief one of our Design Consultants will contact you to arrange a pre - design meeting.

# DESIGN BRIEF

Client Information		
Client Name:	Date:	
Site Conditions		
	Supplied	To Get
Copy of Registered Plan		
Contour & Details Survey		
Covenant		
Building Setbacks/Envelope		
Views/Environmental Factors		
Soil Test & Percolation Test		
Bushfire Hazards		
Stormwater	<input type="checkbox"/> To Front <input type="checkbox"/> To Back	
Overlays		
Cut & Fill Required		
Wind Rating		
North Aspect		
Prevailing Winds		
Onsite Waste Water Treatment	<input type="checkbox"/> Required <input type="checkbox"/> Not Required <input type="checkbox"/> Town Water <input type="checkbox"/> Sewer	

# DESIGN BRIEF

## General Building Requirements (Must Have)

Construction Type	
Slab on Ground	
Floor System – High Set, Split Level or 2 Storey	
External Walls	<input type="checkbox"/> Block <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Light Weight Cladding
Roof Styles	
Ceiling Heights	

Spacial Requirements		
<b>Budget \$</b>		
No. of Bedrooms		Approx Sizes:  Separate WC:  Powder Room:  Walk In Robe:
No of Bathrooms		
Garage		

Living Areas		
Family	Size	Comments
Media	Size	Comments
Rumpus	Size	Comments
Study	Size	Comments
Games	Size	Comments
Existing Furniture	Size	Comments
Specific Requirements	Comments	

# DESIGN BRIEF

Kitchen		
Style		
Island		
Pantry		
Scullery		
Butler's Pantry		
Specific Requirements		
Finishes		
Benchtops		

**Additional Client Requirements (Would Like)**

**Outdoors**

Verandahs	
Desks	
Gazebo	
Pool	
Landscaping	
Water Features/Ponds	
Drying Areas	
Yard	
Balcony	
Entry Porch	
Fencing	

# DESIGN BRIEF

## Lifestyle Requirements

Entertainment & Lifestyle		
<b>Demographics</b>	Age Group	
<input type="checkbox"/> First Home Buyer <input type="checkbox"/> Built Before <input type="checkbox"/> Downsizing <input type="checkbox"/> Upsizing <input type="checkbox"/> Other		
	N.o of Children	
	Blended Family (Family Dynamics)	
	Cultural Background	
	Pets	
<b>Purpose for Building</b>	Long Term	
	Short Term	
	Investment	
	Resale	
<b>Entertainment</b>	Dinner Parties	
	Outdoor BBQ/Parties	
	Family Gatherings	

# DESIGN BRIEF

Recreation	Boats	
	Cars	
	Caravan	
	Sporting Equipment	
	Hobbies	
	Home Gym	
	Music	

### Past Building Experiences

Positives	Negatives

### Past Design Experiences

Positives	Negatives



# DESIGN BRIEF

Technology	
Telephone points to bedroom	
Integrated Wireless NBN	
Smart Wiring	

Storage	
Outdoor Storage	
Indoor Storage	

Privacy	
Location of Neighbours	

## **Motivation for Building a New Home**

**Upsizing:**

**Downsizing:**

**Retirement:**

**Investment:**

**Photographs Attached:**