



Prime
Design

your build, your way

6 CLEAR STEPS

**TO AN
EASY DESIGN
PROCESS**





You've been considering your dream design for a while, but now the pieces of the puzzle are falling into place and you are ready to begin planning for your new building project.

But where to start? How much information do you need to get the ball rolling? And how do you find the right design team to partner with? In six easy steps we will show you how to initiate your project, ensuring that the design and planning stage is straightforward and successful.





1

Select the right block

If you haven't already purchased a parcel of land, this is the ideal opportunity to get your project off to a great start.

Critical to superior passive heating and cooling within a building, the orientation of your block will largely dictate the design of your project. Where windows will be situated, where indoor and outdoor living areas will be placed and even the heating and cooling solutions used down the track will be adjusted based on the land.

You may want to purchase land with a view. Designing with views in mind is exciting but the potential downside may be the elevation and gradient of the block. Your budget will be required to cover large costs associated with earth moving, retaining walls and deep piers for structural integrity.

It's important to be aware of the regulations imposed by the local council. Land size will dictate whether multiple units can be built on the property. Significant trees or environmental overlays will restrict your ability to build, and height restrictions can stop you from building upward.

THIS TOTAL INTERNET LISTING IS WWW.CHAMPSSALES.COM

FOR SALE
BY OWNER

Be clear about your budget

As with any large project, it's vital that you are clear about the size of your budget. If you have never worked through this process before and need help ensuring that you don't experience a cost blow-out, you should talk to building experts. By stepping through the anticipated costs of a regular building project, you will gain enough understanding to see if your current budget is approximately correct.

During the design stage, when you engage a builder or quantity surveyor, budget and pre building approval estimates should be obtained, confirming that your budget is appropriate.

Most importantly, always factor in a contingency fund. This money sits separately from your budget and is only to be used if unforeseen circumstances arise.



3

Define your wish list

Over the course of a lifetime, you won't get many opportunities to have your design visions turned into reality. Make sure that you are thoroughly prepared before you begin working with your design team. It is very important to be clear of what you want before you start.

Research is crucial. Inspect as many comparable properties as you can, walking through and noting down any design elements you love.

Use photos to document what you like and describe why you think it's important for your plans and your lifestyle.

Do the same with fixtures and fittings. Social media is an outstanding resource – Instagram, Pinterest and Houzz are just a few places where you'll be able to scan through or search for specific items.

To guide your designer, your builder and your budget, price as many items as you can along the way.



4

Be ready for your first design consultation

The first meeting with your designer will be focused on discovery. Understanding the driving motivators behind your project, gaining an understanding of your dreams, and being made aware of any constraints or roadblocks that will potentially affect the construction.

Here is a list of items to bring to your initial appointment:

- Land information: your land Title, including any covenants and/easements.
- Photos of the existing block, dwelling, street and significant views.
- Your package of items as described in Step 3. On our website we have a client 'wish list' link (click lifestyle requirements) to assist you in writing these down.
- Any sketches you may have drawn.
- Your budget.



5

Be guided by the experts

You will need to keep an open mind as you work through the design and planning stage. For example, there are times when it is extremely difficult to realise a particularly innovative idea, usually due to an impossible engineering requirement, building regulations or products not suitable for the build.

In these cases, your designer can provide you with alternatives to avoid these impossible hurdles. Rather than fighting tooth and nail for a component that may put your construction in jeopardy, take this expert advice and use it to your advantage.



6

Be mindful of a tight timeline

Be aware – don't go into a project blinded by the possibility of achieving a tight timeline. Your circumstances may be as such that you need to complete the build before a child is born, before the bank wants money back, or before a set retirement date.

Just as it is crucial that you have contingency funds in your budget for unforeseen issues, it is vital that your timeline is generous enough to cater for inclement weather, holiday periods, administrative hold-ups and building issues.

Refer to the Prime Design web site link for 'expected timeframes' for a guide to the average time frames expected for a new house.



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