

CLIENT'S GUIDE



WHERE TO START

WHAT TO CONSIDER

ANSWER THE WHYS

WHO WHAT WHEN HOW



LUXURY APARTMENTS AND HOMES IN URBAN AREAS

**HOW TO PREPARE FOR YOUR
DESIGN PROJECT**



WHERE TO START

How to create a design brief before engaging an architect

Building luxury apartments and homes can and should be really exciting process. However too often we hear stories unexpected surprises, misunderstandings between the builder, the client and the architect on the contracted scope of the project, and allowances for items not specified in the contract.

I have decided to do something about it.

It all comes down to the brief

A good working relationship with your architect is based on open, honest communication. This starts with a good brief that helps the architect understand your expectations, preferences, wants, needs, aspirations and expected lifestyle. If your expectations are not clearly outlined and understood by all parties, you run the risk of spending unnecessary money, project complications, and costly delays. The architect and builder will struggle to understand what to include when pricing your project.

A well thought-out design brief is the foundation for a successful project.

This guide will help you cover critical aspects of a design brief. Towards the end of this document, you will find two worksheets that will help you outline your design brief.

Right then! Let's get started...



WHERE TO START

Your Site

Scrutinize your site and get a real feel for it. Where is the sun in summer? Where is the sun in winter? Where are the views you want to enjoy every day and those you want to exclude? Where are the surrounding houses, other buildings and trees you may or may not want to see? Which parts of the site are most/least noisy? Does the site slope? Have you obtained Certificate of Title and Site Survey? Did you ask for local planning requirements? Do you understand the R Codes, Setbacks, Plot Ratio required? Ask the architect. Are there site limitation like future road widening? Put all the information you have about your site in a file to share with your architect (legal paperwork/covenants, existing plans or previous site information).

Spaces

Indoor

A good design can transform the way that we live. Think hard about your or your prospects current and future needs. Map out your daily routine. How many people live in? How old are they? Who does what, where? Don't forget your children's rapidly changing needs! Do you want to 'zone' spaces, separate family members, or functions? Consider the number of floors, rooms and other spaces and describe their use. Make a list of who needs rooms to sleep, work and relax in. Where do you cook and eat? Is the kitchen like a constant thoroughfare for teenagers and large family gatherings? Is the expected lifestyle formal, casual, relaxed or active? Do you need spaces to entertain at home – indoor and outdoor? What type of home



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entertainment do you want - projector or areas for storage of equipment? List any special requirements you have, e.g. accessibility, extra storage areas, built in furniture/shelving, home office. What method of heating or cooling do you want? What do family members want from the whole project?

Outdoor

What do you want to do outdoors? Entertain? Relax? Play? Swim? Supervise children? Grow enough vegetables to be self-sufficient? Do you want a high or low maintenance scheme? What features are important to you? Think about the indoor/outdoor flow of spaces, where the morning sun lands, where its exposed to and sheltered from the wind. Think of your external areas and balconies as outdoor rooms, and consider privacy and connections between spaces. Listing your requirements will help both you and your architect quickly understand your priorities.

Design Mood and Feeling

This is important. This is where your loved ones are, where they're going to have all the family memories. Think about the 'feel' of your project, do you want it to be bold, low-key, industrial, traditional, minimalist, contemporary or organic? For example, what is your favorite time of day? Do you worry about shutting the curtains to protect the furniture from the sun, or do you like to enjoy coffee on the terrace? Describe spaces, design features and styles that appeal to you and those that don't. Create a 'mood board' or scrapbook of photographs, magazine clippings and anything else that can help your architect understand **who you are, how you**

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live and what you want from your project. Use web-based photo sites to assemble and share your ideas.

WHAT TO CONSIDER



The Details

List major appliances you consider to include and any preferences you have about where you want to put them. Do you really want that fridge next to your oven? Do you have lots of gadgets that need sockets in your island unit? Is your washing machine on 24/7 and do you want your drying and ironing space? These details can make a big difference to the way your kitchen and utility space is planned. Note major pieces of furniture or artwork you want to showcase so your architect can provide spaces and sockets.

Sketching

Sketch out your thoughts, but don't get too wedded to them. If the work involves **extra narrow or small lot** you'll be constrained by existing structures and setbacks from surrounding buildings depending on R-codes and there will be lots of limitations on what you can change. Let your imagination flow, but be prepared for your architect to suggest other approaches. That is, after all, why you are hiring one!

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Materials

List materials you like and dislike (inside and out), but be aware that your budget will be a determining factor in your final choice. Do you have any specific wall, ceiling and floor finishes in mind? Do you like render, timber cladding and tile-hung elevations? Stone, slate, rubber, glass, steel, aluminum... the list is endless. Timber windows or aluminum? Much will depend on the style of building, but there are choices to be made that will determine how much you spend upfront, and how much you spend on maintenance in the longer term.

Sustainability and Energy Efficiency

Regulation and rising energy costs are making sustainable 'green' design an essential consideration rather than a 'nice to have'. There are now minimum requirements laid down by Australian Standards and Building Codes. Your architect will know all about these and will discuss with you how 'green' you want to and can be. There are lots of renewable energy solutions - solar panels, rainwater harvesting to name but a few. Although these add costs upfront, they can save you money in the longer-term. Much will depend on your budget and **how long you plan to live in** the building after the work has been done.

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Timetable

Think about and share with your architect key target dates that are important to you. **When do you want to start and finish the project?** Bear in mind that, as a rule of thumb, it takes at least 4-6 months to agree the design, obtain planning permission and prepare construction drawings before building work can commence. You are less likely to be disappointed if you allow at least 6-12 months for work on existing buildings and about 18 months for new buildings.

Budget

We have prepared several typical cost plans for different types of luxury apartments and homes in urban areas and these are available on request.

Lastly, have a conversation with yourself and keep asking why you want what it is you say you want. That way you are slowly elaborating your brief into more detail. Include the emotional aspects, as this is the overriding deeper reasoning behind. Use the checklists provided below to help you get a deeper understanding of what you want and why you want it.

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ANSWER THE WHYS

I want to build my luxury apartments or home in Urban Area, why?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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The nuts and bolts

Having listed the whys, we have dealt to the big elephant in the room. Now it is time to dwell on the nuts and bolts. The following is a series of questions that will further elaborate on your brief.

Who will live in your building now and in the future?

What different new activities will you need to accommodate?

How do you want your building to fit with the existing environment?

Are there any health and safety issues you need to take account of?

What would you or your prospects really like to live in?

What do you want your building interior to look like?

What colors will it have?

What facilities for cooling and heating do you want?

Do you want to install or upgrade existing security and/or audio systems?

Do you want a total makeover or a staged process?

What is your budget?

Does your budget allow for consultant fees and GST?

What level of involvement do you want in the management of your design?

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THE NEXT STEP



Congratulations! You now have the key information that will help you lay a successful foundation for how to prepare for your design project.

Unfortunately, I can't include every important piece of information about this very important step in the design and construction process successfully in this guide.

Actually, that would be impossible because each project is unique and the brief will differ based on a multitude of factors. But with the concepts explained in this guide, you have the critical information to help you create a design brief that will ensure that your project is a success.

If you are in the process of looking for an architect for your project, let's talk. I can help you wade through the necessary requirements and make sure you aren't overlooking a crucial factor that could doom your project to failure. I offer a custom **feasibility study** where I will identify the specific requirements pertaining to your project and your available options.

Typically, the **feasibility study** saves my clients *thousands of dollars and weeks* of lost time, not to mention the stress and headache of getting something wrong.

To read more about the **feasibility study** as well as the price for this service and why it is critically important to your project's success visit my website. If you are ready to talk now, feel free to give me a call.

Best wishes for the success of your project!



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