

DESIGN HELP





START WITH YOUR VISION

So, you've decided you need to do something to change your living conditions. You love the area, you love the schools and you don't want to move. You have lived in your home for some time and know what you love about it (and what you don't). You've found a potential house but it needs some modification to make it your home.

You have a clear vision in your mind, but you haven't seen how it fits exactly in this new place. You may have part of your vision, but not all of it. There are many things to consider - but you need to make a start.

Before you start drawing your rooms, write down all the things you like about your house and then make a list of things you want to change.

You need to define your desires - make a clear separation between your needs and your wants. You will know all of this in your head, but expressing it clearly by writing it down will certainly help. It is your dream after all.

If you are remodelling the front street view, look around local suburbs and then take photos of all the houses you like. Look through magazines, copy or cut out pictures, put them all in a file and refer back to them every now and then. You'll be amazed at how pictures of other houses can help you express your vision.



You will need to talk about them to the designer you choose; then show the designer your selection of images and ideas.

If you want to change the interior of your home, you'll need to remember how some of the interiors you've experienced first hand make you feel. Try to be specific about your emotions. If you're having trouble expressing this, see if you can arrange to revisit them. Chances are friends or neighbours with interiors you're interested in will be thrilled that you like what they've done and they will probably give you some advice if you ask them a simple question: "Would you do anything different now?"

Attend open homes that advertise "renovated." (Look on web sites). But don't waste your time looking at all of them - just look at the ones you're most interested in. Visit new spec homes at



display villages to see what the latest developments are in materials and technology. Even if you don't necessarily like the look of a spec home - it's a good idea to take note of the technology being used.

GET ORGANISED

Capture a vision. Are you:

- adding a bedroom or living space?
- adding a bathroom?
- changing the kitchen?
- adding a theatre?
- creating an outside living area, or
- changing the front of the house?

Do you want clean modern lines or old style detail? Do you want to incorporate sustainable living which includes solar power and heating? You might like to get the best from a northerly aspect, you might be interested in LED lighting, or even solar glass in the windows. Will you need overshadowing to reduce westerly heat - insulation against sound and heat?

You will need to set a budget. This can be the biggest hurdle between what you would like and what you eventually get. Your designer and builder will need to know what you are willing to spend to achieve the desired result. (As a 'guesstimate' allow \$3000- \$5000 m².)



The more information you give to your designer/builder, the better the result will be and it will save time and money.

Sketch out your existing home. Sometimes a copy will be with your documents when you purchased your home (copy it several times), then do a rough floor plan of what you are thinking. You can do this several times to see if you are happy with different floor plans.

At this stage you should know what is included. As well as adding space, you may be adding an ensuite and walk in robe to your existing bedroom with a parents' retreat. You might wish to move your kitchen to improve living areas and add some rooms. You might wish to add a teenage area, or a home theatre, in-law accommodation (or downsize your own space to include a separate living area to generate rental income).

If you know what you want, you can put it in the sketch and then allow the designer advise on design. (Don't accept their design until you are happy with it.) There is also software available if you want to do the concept design yourself.

Mistakes at this stage are not only frustrating, but start costing your time going to and from the designer and this will eat into your budget.

Knowing when to send the plans to the designer is important to get the process going and finalise the plans. Have the designer look at the sketches. They are professionals, but don't let them talk you out of anything you think is important for your vision. Emphasise your necessities. You are going to live in your home - and it's your dream!



DECISION TIME

Selecting the designer or architect

Talk to us to discuss your needs.

The cost depends on how much work you expect them to do.

If you only get the design and building plans ready for council and lodge them yourself, you will save.

Costs are related to the amount of work in plans. Some will quote with up to four redraws, but if you give a good brief, you should be able to do it in two.

A designer costs between \$1500 and \$5000. Architects usually charge you a percentage of building costs, (up to 8% of total costs). This usually includes overseeing the job, which is not necessary if you are confident with the builder.

ADDITIONAL CONCEPTS PTY LTD will work directly with you, helping you make decisions along the way. We can have a designer work on your design, and we can organise everything from concept to completion and beyond.





WHY YOU SHOULD BUILD WITH US

Established

Additional Concepts Pty Ltd is firmly established in the building industry, with over 25 years experience.

Management

We have a project management system that helps to control the length of a project, its budget, selections and other variables. All communication is channelled through this system.

Motto

Our motto is simple: "We strive to exceed your expectations."

Versatile

We have enjoyed a long and rewarding history in residential building. We have mastered renovations and extensions for both modern and heritage projects. Additionally, we have become adept at working on challenging sites. Our work encompasses starting with your vision, then planning accordingly towards final design and completed construction. Essentially, we have the passion and industry connections that put us on the cutting edge of new developments in materials, building methods and technologies.

You

At Additional Concepts we value your dream as our own. We share the pride and joy and therefore we offer the highest quality finish and service. We are confident in our product, so we provide a 10 year structural warranty.

We use world leading project management software that is given to you as part of your building experience with us. This software keeps you fully informed about the project at all times. Therefore, the budget, any variables and the specifications and scheduling are kept up to date in real time.

Simon Roy heads up our customer liaison team, who provide regular communication concerning design and selection, contract management and construction. Our liaison team is always on task and often on the site of your project from beginning to end. Their goal is to ensure that time frames and budgets are comfortably met, and that expectations about the quality and impact of the project are also met. Simon's father, Peter Roy, looks after administration and behind the scenes technical aspects that ensure every detail, deadline and issue is taken care of quickly and with no inconvenience to you.

www.additionalconcepts.com.au

