



CHECKLIST Writing Your New Home Design Brief

Area

The area you choose will determine some of the design features required. For example in the suburbs, close to public transport you might not need a garage while out in the country, bush fire prevention will impact on design.

Question	Answer
Where do you want to live?	

Lifestyle: Now

How do you live your life and what kind of house will best support that?

Question	Answer
What worked in our current home and what would we like to change or update in our new one?	
What size home?	
What style of home? Single or double storey? Townhouse? Apartment?	
How many bedrooms?	
How many bathrooms?	

Will you need an extra room for a hobby or guests?	
What specific things do you require - a big closet? Walk-in pantry?	
What style of floorplan? Open plan? Separate rooms? Zoned spaces?	
Do we have young children and need bedrooms grouped close together?	
Do we have older children and need the master separated from teenagers bedrooms?	
Consider privacy aspects - do we want bedrooms facing the street or the backyard? Where are windows placed in relation to the neighbours?	
How do we entertain? In a formal dining area? Casually in the kitchen? Outside?	
Will the builder allow us to modify the floorplan?	
How much storage space do we require?	
Does the floorplan have enough cupboards, wardrobes, shelves?	
Can the roof be used as a storage space?	

Lifestyle: Future

You want to ensure the design you choose has the flexibility to adapt as your life changes.

Question	Answer
How long do you anticipate living here?	
Who else lives in the house currently? In the future?	
Will we want to extend or add rooms later? Which walls are load-bearing and which ones can we knock out?	

Outside

Question	Answer
Do you need space for outdoor entertaining, kids to play or room for a shed?	
How much time do you have to maintain a garden?	
How many car spaces do you need?	

Green

Energy-efficient homes are desirable not only for the greater environmental benefit, but can also be cheaper to run.

Question

Answer

What's the energy rating of the home?	
The individual appliances?	
Do you want recycled water, solar hot water, double glazing?	
Can the house design work with the orientation of your block to maximise passive cooling and heating?	
Are there existing trees on your block you want to keep?	