



10 TIPS

*TO AVOID COSTLY
BUILDING MISTAKES*

READ BEFORE YOU BUILD

DESIGN BY JONES

Planning to build a new home is laden with decisions that need careful consideration.

Poor budgets and poor planning can lead to catastrophic mistakes. Have you given thought to exactly what you do need and what you don't need?

Understanding the most common mistakes to prevent will help you save thousands of dollars and more than just a few headaches.

Avoiding these costly 10 building mistakes will mean the difference between living in your dream home or a residential nightmare.

01

MAKE SURE YOUR HOUSE DESIGN SUITS YOUR BLOCK OF LAND

Too often we see people who do not put enough thought into how to utilise their block correctly and maximise house design.

If you are custom building, ideally you have already found your block. The first thing to consider is, the direction the block is facing (north, south, east or west) in order to maximise energy efficiency via natural daylight and airflow.

Even if you are not having plans drawn up and you are choosing a pre-designed plan via the builder, have a close look at bedroom, living and garage locations and how the house will be placed on your block.

With the moving direction of the sun, the east side allows bedrooms to receive morning sun and be cooler in the evening. The north allows light all year round, so it is ideal for living rooms, kitchens and the office, whereas the south offers consistent light.

The west side of the house is the hottest, therefore you would place rooms that are not occupied for as long such as your bathrooms and garage. These important considerations create a home that is cool in summer and warm in winter.

02

BUDGET PROPERLY AND DON'T MAKE BUDGET SHORTCUTS

You need to be completely realistic when budgeting for a new build. Decide what is most important to you, your **MUST HAVES** come first and then work backwards.

By talking with our building designer, they will be able to give you an approximate idea on costs and square metre rates for your build depending on the overall size and the quality of finishings used.

People tend to confuse the base price with the actual price of the build. You will be quoted a base cost for the home itself. This is the cost to build your home using the builders 'standard' range. From here it is up to you where you would like to add upgrades. More often than not the upgrade costs involve the kitchen and bathrooms. The upgrade costs will depend on the choices you make about your home's design and these costs can vary widely from builder to builder.

Don't take shortcuts! You may want to save money by selecting a cheaper finish but most likely you will end up replacing it in less than 5 years time. Spend the money on the big ticket items that are costly to replace down the track.

03

SAVE WITH SMART DESIGN

The cost to build a home is influenced by five key factors:

- Site considerations
- House size
- Complexity of the build
- Quality of finishings and fixtures
- Desired timeframe

You have more flexibility with smart design when you custom build and work in conjunction with your building designer.

Did you know a complex roof line adds huge costs to your build as does the perimeter of your home. The more directional changes, the more it adds to the cost of your overall build.

Although a custom builder will give you what you desire, the major difference with a custom builder to a project builder will be the finished cost and product, your home. A custom build will require a custom plan and a smart plan will include the thought of using readily available sizes, from floor coverings (carpet, vinyl or timber) to window furnishings (curtains and blinds) to help the final project meet your budget. These items are often overlooked by many who choose to custom build but an experienced building designer can help you start the thought process of getting the most with your financial budget for the custom build project.

Consider specifying built-in robes, linen cupboards and extra storage prevents you from needing to buy free standing storage units that take up valuable floor space.

Flow is a key factor in designing a home. You want each space to 'flow' into one another.

04

MEASUREMENTS - KNOW YOUR SIZES

People often overlook room sizes and window sizes. Rooms can look larger on a plan than in reality. If you are not sure of a size, take a tape measure and measure it out or compare it to a room in your current house. This always helps put the size in perspective.

05

NATURAL LIGHT MATTERS

There are numerous reasons why light is so important in home architecture and design.

Not only does utilising natural light lead to substantial energy savings, it has a huge benefit on our health and wellbeing, and can aesthetically change the look of a room and can make the room appear larger.

In the architectural world, light really matters. Not only is your physical and mental well-being enhanced, it just isn't the same without natural light filling rooms in your home with warm, golden hues during the day. Be sure to let modern building designs carry the health benefits of sunshine into your home.

06

KITCHEN CONVENIENCE

In today's world, the kitchen is the heart of the home. The idea of the kitchen as a living space has become more and more popular, as they are now part of the open living plan and not a small room removed from the rest of the home. Family and friends can congregate around the kitchen as it extends into the entertaining areas. So please don't forget to put thought into your kitchen design and functionality.

It's not just about the layout and design, but the location of your kitchen is just as vital. A kitchen located next to the garage, front and/or rear entrance and main central living area is best. Keep this in mind when planning the layout of your home.

As the kitchen has become the most important room in the house, its location and functionality are key and do play an important factor in resale value.

07

MATCH YOUR LIFESTYLE TO YOUR HOME

Decide what your needs are before you build and then build to meet those needs. Remember to consider what will be best for your family in the future, not just what seems best for today. Are you planning a family? Do you have a family? Are your children nearly out of the home? Do you have family and friends visit? Is it your forever home or do you plan on selling?

Over the years, we have been accustomed to buying homes based on their physical characteristics, rather than choosing our lifestyle and neighbourhood preferences. While the number of bedrooms and whether there is an extra living room are important features, more and more people want their dream home to truly reflect their needs, aspirations and social connections.

08

THE FEELING OF BEING OVERWHELMED DURING THE BUILD PROCESS

Although this may seem strange to admit, do not underestimate the stress of your build journey. The more aware you are that things can go wrong and that delays do happen, you are unlikely to be taken by surprise when they occur.

You must expect delays. Finding the right builder can delay you, getting your design plans right can delay you, council can delay you, and let's not forget once construction is underway, bad weather can also delay the process.

You must remember, every project is different and takes time. Things will go wrong and it is an emotional journey. As with anything worthwhile, it will take time and effort to get to the finish line and here at Design by Jones, we will support you throughout this process.

09

LIMIT THE PURCHASE OF ITEMS DURING CONSTRUCTION

So often people get excited about their new build, they begin buying big ticket furniture items for their home. Try and avoid this temptation. If you buy these items on credit it can affect your financial standing and this can impact your mortgage.

Plans can also change throughout the build. If you change your mind or realise what you have purchased isn't actually going to suit your new home, or perhaps it doesn't fit properly. Have patience, wait until you are in your home and be sure of your big ticket purchases.

10

DON'T DO IT YOURSELF

Unless you have built many times without making costly mistakes, you don't want to be going through the build process alone. Besides it being an overwhelming process, building a home is a major project and by not using design professionals, can cost you stress, time and money.

In a set timeframe and budget, professional designers and builders will have the knowledge, experience and tools to help you plan and build a home that is suited to your block, your lifestyle, your budget and most importantly you.

The cost of using an interior or building designer is a small investment to make on your life investment of building your dream home and making it right for you.

INTERESTED IN PROFESSIONAL ADVICE

If you have any questions about your current build or questions about your upcoming build and would like to talk to our Building Designer, call Wade on 0447 251 254 or Candice our Interior Designer on 0418 962 167 or book a 'Call Back' time online via our website. www.designbyjones.com.au

Our Story

At Design by Jones, interior and building design is our business and our passion. As a husband and wife team we combined our many years of design and building experience to help our clients to realise their aspirations through the successful integration of these services. Together Candice and Wade have shown how coordinating these design services under one roof achieves greater benefits across quality, time and investment.

If you would like to discuss your project requirement please contact us directly by phone or email or visit our website www.designbyjones.com.au

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