**A4 Design Build Notes** to help you get a good new home

by Bob Simpson Architect Builder Coordinator

If you as the client, wish to obtain a good new home, I recommend you follow these notes and:

* Learn about the design and build process;
* Engage a team of competent designers and capable builders;
* Determine with your designer, a brief of requirements for the project, and select an appropriate site;

* **You need to make many good decisions to produce a good building.**
* For your building project you will have to make many decisions. The quality of your decisions will influence the quality of the outcome. Many of us find a solution and then define the problem to suit the solution. Real estate salespeople tend to focus our attention on the good points of a property and divert our attention from the bad points.
* We recommend you define your needs/requirements with your designer and consider a range of options or solutions.
* **Here is our Draft Project Evaluation Matrix.** We recommend you adapt this matrix, for your project and it will help you make better decisions. First, decide on the components or requirement of your project, then consider different solutions or options for your project. Finally, determine the best solution for your project and modify it to make it better. This matrix is in a ‘Word Table’
* Please modify the requirements/needs column, to what is important for your project.  The Ideal Score column should give each item a score, which recognises its relative importance compared to the other items. It doesn’t matter what the total score is. For each item give an ideal solution to the maximum score and a lower score as the item is further from the ideal.  Then, score the items under each project column, out of the maximum points available.
* Then add the item scores for each proposal.  The proposal with the highest score should be the best proposal.  Then consider how the best option can be improved by incorporating some of the better features from other proposals.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Requirements/needs** | **Ideal Score** | **Prop**  **1** | **Prop**  **2** | **Prop 3** |
|  | Property in preferred location, within budget with potential to satisfy requirements | 14 |  |  |  |
|  | Cost to buy site within the project budget | 14 |  |  |  |
|  | Modest cost in use to operate and maintain the building | 8 |  |  |  |
|  | Safe driveway and turning area for cars on the site | 6 |  |  |  |
|  | Welcoming sheltered main entry to the home | 4 |  |  |  |
|  | The entry hall provides privacy and an airlock | 3 |  |  |  |
|  | Sun in family room from the east north and west | 8 |  |  |  |
|  | Safe kitchen with good relationship to family room, with view of children’s play areas and guests arriving. | 10 |  |  |  |
|  | Living area (away room or media room) adjacent to family room with north and west sun and the option of acoustic privacy | 8 |  |  |  |
|  | The required number of bedrooms with some sun | 8 |  |  |  |
|  | Bathrooms with required facilities | 6 |  |  |  |
|  | Convenient laundry | 4 |  |  |  |
|  | Adequate storage | 3 |  |  |  |
|  | Adequate heating | 6 |  |  |  |
|  | Adequate and convenient garage | 6 |  |  |  |
|  | Sheltered, private exterior living area | 6 |  |  |  |
|  |  |  |  |  |  |
|  | Total | 114 |  |  |  |

Best wishes with the challenge to develop your matrix and to produce a good new home.