



Starting Design Brief -- Residential Projects -- Renovations & Additions

Date:

Client Details

First Name: First Name:

Last Name: Last Name:

Address: Address:

.....

.....

Postcode: State: Postcode: State:

Phone: Phone:

Email: Email:

The Project

Starting Budget: \$

Address:
.....
.....

Postcode: State:

Note:

- Your Budget is the amount you allow for your project. It is not necessarily the same as the amount required to meet your Design Brief.
- If we find a discrepancy between your Budget and the estimated amount required to meet your Design Brief, then you will need to adjust your Budget &/or your Design Brief.

Bushfire Prone Areas

Is your project site in a bush fire prone area? Yes No

What is the BAL of your site? please tick the relevant box:

BAL 12.5 BAL 19 BAL 29 BAL 40 BAL Flame Zone

Note: Kind Building Design does not design any buildings in BAL 40 or BAL Flame Zone

Building Cost Estimates

Do you have a preferred Builder? Yes No

Are you willing to use a Quantity Surveyor to estimate the building cost? Yes No

Preferred Design Options

Please tick your preferred options. For more information see www.kindbuildingdesign.com.au

Healthful Design Supportive Design

Solar Passive Design Passivhaus Design Other

If Other please specify:



Existing Home

Do you have or can you obtain a floor plan for your existing home? (plans can usually be obtained from your local Council for a small fee). Yes No

Working Well

What is working well and does not need to be changed in your home.

Rooms

.....

Structure

.....

Thermal Comfort

.....

Other

.....

Concerns

List the rooms that correspond to the following common concerns:

| Concerns | Rooms |
|--|-------|
| In poor condition | |
| Not well located in the house | |
| Too big for thier purpose | |
| Too small for their purpose | |
| Too hot in summer | |
| Too cold in winter | |
| Not enough natural light | |
| Windows or doors require repairs or replacement | |
| Heating or cooling system need repairs or an upgrade | |
| Has mold problems | |
| Other concerns | |



Aim

What are you looking to achieve? (tick the relevant box)

- Upgrade Kitchen, Laundry, Bathroom
- Work from home
- Change or swap room functions
- Increase room size
- Add more rooms
- Add more storage and/or room dividers
- Repair or replace:
 - Poor structure
 - Hot water system
 - Windows and Doors
 - Heating &/or Cooling systems
- Improve:
 - Natural Light
 - Ventilation
- Improve thermal comfort by making your home:
 - Warmer in Winter
 - Cooler in Summer
- Save money on your energy bills
- Generat renewable energy:
 - Solar panels
 - Bateries
- Make your home more accessible and safer to move around in

Other:



Likely Day-to-Day Activities in Your Renovated Home

How many people will be living / working in the premises?

| Age Groups | Number of People |
|--------------------|------------------|
| Under 5 years old | |
| Primary school age | |
| High school age | |
| 19 to 65 years old | |
| Retired | |

Tell us about space needs for your pets or if you intend to have any in the future. e.g. dog access door to the garden.

Will anyone be working from home? Yes No

Tell us about the space needs for working from home, such as room for desks, equipment, filing cabinets, book shelves, stationary cabinets, storage requirements, etc.

Does anyone have any special requirements for access and/or mobility? Yes No

Tell us more about your special needs.

Does anyone engage in any hobbies or special activities? Yes No

Tell us more about space needs for any special activities such as hobbies, fitness, arts and crafts, gardening, camping, fishing, etc. please include any storage needs for equipment, trailers, tools, etc.

Interior Spaces:

Do you have a new floor plan in mind? Yes No

Would you be happy to reconsider the layout? Yes No

Note:

We can look at any floor plans by other designers to get an idea of the kind of layout that you are interested in, but we can not copy any existing designs due to copyright law, and it will probably not be tailored to all of your needs or to the special features of your site.



Interior Spaces:

Additional Bedrooms

| Bedrooms | How many | Approximate Dimentions | How many have an ensuite | How many have built-in robes |
|-----------------|----------|------------------------|--------------------------|------------------------------|
| Single Bedrooms | | | | |
| Double Bedrooms | | | | |

Please add any additional details that you require about the Bedrooms

.....
.....

Additional Bathrooms

| Bathrooms | How many | Approximate Dimentions | vanity or basin | number of towel rails | hobless shower |
|-----------------------------|----------|------------------------|-----------------|-----------------------|----------------|
| with shower, toilet, & bath | | | | | |
| with shower & bath only | | | | | |
| with shower only | | | | | |
| with toilet only | | | | | |

How many of the baths are spas? _____ Kind of spa: _____

Please add any additional details that you require about the Bathrooms

.....
.....

Additional Living Spaces

Do you require any of the following:

rumpus room games room media room home theatre

other please specify _____

Tell us about any formal spaces that you require.

.....
.....

Tell us about any multi-use spaces that you require,

.....
.....

Tell us about spaces that you would like to be divided and opened up for different activities.

.....
.....



Interior Spaces:

New Kitchen &/or
Laundry:

| | Kitchen Requirements | Laundry Requirements |
|--|----------------------|----------------------|
| preferred size &/or type | | |
| special features | | |
| appliances | | |
| pantry size / linen closet size | | |
| draws | | |
| benchtop kind and height above finished floor level | | |
| other requirements | | |

Additional
Requirements:

Tell us about any preferred interior finishes, colours and textures for any or all of the rooms or any additional requirements concerning the interior spaces:



Exterior Spaces:

External Appearance: If you wish to change the appearance of your home, how would you like it to appear from the street?

.....
.....

What is your preferred cladding material?

Front Door & Access: Do you have any special requirements for the Front Door, including ease of access, materials, and colours.

.....
.....

New Parking /
Workshop / Storage:

| | | | | | |
|----------------|--------------------------|------------------|--------------------------|--------------------------|--------------------------|
| Single Carport | <input type="checkbox"/> | Double Carport | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Single Garage | <input type="checkbox"/> | Double Garage | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Workshop Space | <input type="checkbox"/> | Dimensions | Part of Garage | <input type="checkbox"/> | |
| Storage Space | <input type="checkbox"/> | Dimensions | Part of Garage | <input type="checkbox"/> | |

Additional Information about Carport / Garage / Workshop / Storage:

.....
.....
.....

Outdoor Entertainment
/ Dining:

Outdoor Entertainment / Dining area

Additional information about Outdoor Entertainment / Dining Area:

.....
.....

New Swimming Pool
/ Spa:

Swimming Pool Outdoor Spa

Additional Information about Swimming Pool our Outdoor Spa:

.....
.....
.....

Note:

Swimming pools and outdoor spas are a huge drain on energy and water usage. Are you interested in implementing an energy and water harvesting strategy specifically for the pool / spa?

Yes No

Additional
Requirements:

Tell us about any preferred exterior finishes, colours and textures or any additional requirements concerning your building's spaces:

.....
.....
.....
.....
.....



Additional Considerations:

Where relevant, let us know about any requirements concerning the following:

Electrical systems:

Energy generation & energy storage strategy:

Heating and cooling strategy:

Water management strategy:

Do you require assistance in finding a Builder?

Do you require assistance in making sure that the Builder follows the terms of your contract, including building specifications and payment schedule?

Please let us know of any additional design requirements.



KIND
Building Design

Wafaa Khalil

0413 735 105

waf@kindbuildingdesign.com.au