


VISION IS THE KEY TO BUILDING YOUR DREAM HOME

Your home is very personal to you and so is the architectural design and building process. With that in mind, here are a few guidelines for helping you select your land and building requirements.

Firstly, get inspired, starting with a vision of what you wish to achieve. Look closely at your building site. Every block tells a story so ensure you view the site objectively prior to purchasing. Question and ask yourself does the block suit our requirements, will this suit my family lifestyle by going two story, single story or is this site too narrow?

Look at your surroundings and observe privacy from neighbours, cross ventilation, sun orientation, road noise, and don't forget to ask about flood levels, storm and sewer locations, building covenants and setbacks.

Define your 'wish list' for zoning rooms to suit your family lifestyle. Your builder can assist with fine tuning your wish list, giving invaluable feedback. Determine the number of bedrooms, living spaces, bathrooms and group them to ensure the home reflects how your family wish to congregate. For example, if you have children perhaps have a family room bedrooms and bathroom are all in one zone. Decide on the theme or styling for your home, like modern or resort and define clearly what fit-out the builder is offering for the budget perimeters you have set. Spend time going over this detail

Once you have decided on your 'wish list', your builder can start creating your vision. 

ABOUT THE AUTHOR

Husband and wife team, Pat and Petrina Ryan have over 30 years in the building industry. Pat currently presides as Chairperson of H.I.A Sunshine Coast and Wide Bay region and sits on the Queensland executive committee. Petrina won the 2012 Master Builders Sunshine Coast Woman in Building award and currently serves on the QMBA committee on the Sunshine Coast.