



How will I know
I have found the
right person to
design my house?



Welcome!

At **True North Design Co**, we believe a modern, energy efficient home is a great investment in health, happiness and prosperity. Choosing the right designer requires careful thought. You need someone who has experience based on years of successful outcomes for clients.

Before you take the plunge, ask yourself these questions about the company or person you are considering:

- Qualified architect?
- Qualified Building designer?
- Qualified and Licensed Builder?
- Length of time in business?
- Will you be working directly with your builder or a third party?
- Do they recommend energy efficiency assessment using CSIRO based software?
- Customer satisfaction reviews?
- Awards?
- Design brief?
- Willing to work with your wishes and ideas?
- Is consultation ongoing and fully involve you?
- Are they 'old school' in style e.g. brick and tile?
- Recent work to view?
- How many projects have been completed?
- Site visits prior to submitting site analysis?
- Experience in estimating final contract cost?
- Can you speak with satisfied clients and contractors from previous projects?
- Hand drawing or the preferred option of CAD/3D?
- Constant checks that the design is functional?
- Digital collaboration?
- Does your designer discuss important facts such as obtaining accurate survey data?
- Are they checking local council planning and building codes?
- Overall energy efficiency?
- Will they help you find the right builder?
- Will your design be aimed at preferred builder or tender?
- Will your designer inspect the progress of the building to ensure it meets or exceeds the standards required?



Some things to consider...

Plans are lines on sheets of paper whereas design is how the building will look, feel and work for the duration of its lifetime. Those lines on paper, are committing homeowners to a very large outlay in time and money. Good design is a very small percentage of the overall cost of a building. Get it wrong and the ramifications are enormous but get it right and the benefits are huge.

A typical, high quality package should contain a Window Schedule, Insulation Schedule, Colour Schedule, Electrical Layout and Bill of Quantities, an Energy Rating – Basix Certificate with high scores on energy efficiency. There should be consideration of nontoxic paints and finishes or products to be in the build and a schedule of P.C. items, and allowances. Kitchen and Bathroom design and driveway and landscape plans are normally optional.

Does the builder have a detailed set of construction documents that include all the schedules listed above? This will allow builders to prepare an accurate tender price i.e. comparing “apples with apples”.

Finally, and probably most importantly, does your designer ‘get it’? Do they understand you and where you’re coming from? Are you on the same page and do you feel comfortable that they will support you and are really interested in achieving a successful outcome for you and your family? If you are feeling that the entire process isn’t satisfactory and your designer isn’t listening or producing a design you feel happy with, then consider leaving sooner rather than later. This could save you a lot of time, grief and money.

You are entrusting someone that you do not know well to spend a large portion of your life savings wisely and to help you make important decisions that will future-proof your investment and return the best possible outcome in the medium to long term.

Only you can really decide who that person should be.

We are ready when you are and would love to work with you.

**Please contact us to have a friendly conversation about your options.
True North Design Co 2017.**

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