



ABODE DESIGN STUDIO

A FREE GUIDE FOR HOMEOWNERS

The Brief Builder

Turn the ideas in your head into a clear design brief, before you meet your designer or builder.

Fill this in on screen, or print it out.

How you live

Start with the way you live now and what you would like to change. Your answers will help us understand what matters to you at home. Short notes are welcome.

Who is the home intended for?

Include children’s ages, pets and anyone who may join your household.

What does a typical day look like?

Consider your mornings, time spent at home, work commitments and evenings.

How do you entertain?

How often do you have people over? How many guests, and where do you prefer to gather?

Do you work from home?

What is your intention with the finished home?

A home to live, a home to sell, a holiday home?

How might your household change in the next 10 years?

What would you like your next home to do better?

Your block

The size and conditions of your block influence the design. Share what you know below. Leave anything uncertain for us to discuss.

Address or suburb

What is currently on the site?

- ☐ Vacant land
- ☐ Existing home to knock down
- ☐ Existing home to extend or renovate
- ☐ Not decided

How would you describe the slope?

- ☐ Flat
- ☐ Gentle slope
- ☐ Steep slope
- ☐ Not sure

Are any structures or trees proposed for removal?

Include all details

Are you aware of any site constraints?

Include flood or bushfire mapping, easements, covenants, heritage controls or advice from council.

Which existing features or views would you like to retain?

Are there privacy or noise concerns we should consider?

Have you arranged / obtained the following?

- ☐ Survey

☐ Would you like us to arrange on your behalf?
- ☐ Builder (if so, who)

☐ Builder Certifier
- ☐ Soil Testing

☐ Would you like us to arrange on your behalf?
- ☐ Engineer (if so, who)

☐ Town Planner (if so, who)

Your priorities

Identify what is essential to your everyday life and where you are open to alternatives. This helps guide design decisions as we work through your budget.

ESSENTIAL TO YOU

IF BUDGET PERMITS

The spaces you need

Select the spaces and features you would like us to consider.

Bedrooms

Bathrooms

Living areas

Car spaces

- ☐ Study or home office
- ☐ Pool
- ☐ Media or games room
- ☐ Walk-in pantry
- ☐ Solar and electric vehicle charging
- ☐ Additional garage, shed or carparking
- ☐ Fireplace

- ☐ Alfresco / outdoor kitchen
- ☐ Wellness room, gym or sauna
- ☐ Guest suite / separate living
- ☐ Walk-in wardrobes
- ☐ Lift or accessible design
- ☐ Laundry with outdoor access
- ☐ Wine cellar

Budget and design direction

Share the budget you are comfortable with and your preferred timeframe. An approximate range helps us understand the scope before design begins.

Does your specified budget account for contingencies (typically 5-10%) & other professional services; design, approvals, surveyor, structural & geotech engineering?

☐ Yes

☐ No

Do you have flexibility in your budget?

ie. Do you want us to strictly design to your budget or your wish list and / or ideal plan?

When would you like to start building?

☐ Within 6 months

☐ 6 to 12 months

☐ 12+ months

☐ Just researching

When quality of finish will you want in this home?

☐ Low

☐ Medium

☐ High

What architectural style do you envision for your home?

ie. Coastal, Mid-Century Modern, Modern Contemporary, Modern Mediterranean, Farmhouse, other, undecided

Which materials or finishes are you drawn to?

Note any preferences for materials, colour, texture or architectural details.

Are there any internal features that you would like?

ie. Raked ceilings, ceiling voids, feature staircase, skylights, window seats, custom windows, curves, arches, exposed beams & rafters, nooks, drop down of floors, built-in seating, glass blocks, etc.

Feel free to forward through a moodboard, inspiration images, or link to your pinterest board.

Your project at a glance

Use this page to capture what matters most. Bring the completed workbook to your first conversation with a designer or builder.

What functionality and accessibility requirements are most important to you?

What matters most to you?

In terms of design direction, on a scale of 1 - 10, where do you sit?

1 being you know exactly what you want and 10 you need us to provide full design direction. Feel free to elaborate.

Discuss your project

Book a complimentary 20-minute conversation with Abode. We can review your brief, discuss your site and identify what needs further investigation.

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Residential building design across the Gold Coast and Northern NSW.