

PLANNING YOUR BESPOKE LUXURY HOME

|| WITH

ARCHITECTURE SAVILLE ISAACS

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“ FIRST THINGS FIRST ”

“CONGRATULATIONS ON EMBARKING ON ONE OF LIFE’S GREATEST JOURNEYS - DESIGNING AND BUILDING YOUR BESPOKE LUXURY HOME!”

isaacs

STEVEN ISAACS



Planning, designing, and building a new bespoke luxury home can be both an exciting and a daunting process. Most of our clients find it difficult to navigate the whole process, and are left feeling overwhelmed trying to organize all the conflicting information that they find on the internet and elsewhere. They feel like they are going around in circles and don’t know how to move forward.

Does this sound familiar?

We have created this Planning Guide to simplify the process and provide information to enable you to confidently start the journey of designing and building your new luxury home. You will find in this guide, an overview to help you gather the right information to get started and move forward. You will get answers to key questions and understand the importance of following a systematic architectural process to achieve your goal of building and enjoying your dream home.



01

SUMMARY SHEET

Bespoke Luxury Home Planning Pack For The Research Phase

“If I had six hours to chop down a tree, I’d spend the first 4 sharpening the axe”
- Abraham Lincoln

The #1 Project Problem

#1 Problem: Projects going over time and over budget.

Frequently, we see people moving projects into the **Design Phase** **before** the research is started.
This is like a doctor starting surgery without a thorough diagnosis or trying to build a house on a bad foundation.

That is why we created this simple Planning Pack. Now, you have a simple process to help you move through the **Research Phase**.
If you follow this tool, you will reduce project risk and improve project design.

- ◆ **01. SUMMARY SHEET**
Once you have ticked all the boxes below, you are ready to move to the **Analysis Phase**
- ◆ **02. ARCHITECTURAL PROJECT ROADMAP**
Review the roadmap and identify where you are on your journey
- ◆ **03. SEVEN FUNDAMENTAL QUESTIONS TO CREATE YOUR DESIGN BRIEF**
Answer the Big Picture Thinking questions to get you started.
- ◆ **04. BESPOKE HOME COST ESTIMATOR**
Simple do-it-yourself worksheet to estimate your building costs
- ◆ **05. MYTH VS REALITY**
Some things architects do outside design to complete a project
- ◆ **06. FAQs & SAQs**
Frequently-asked questions and should-ask questions you need to know about working with an ar-chitect
- ◆ **07. DIRECTORY OF EXPERT PROFESSIONALS**
Directory of professionals who can help you at each stage of your design and building process
- ◆ **08. READINESS SLIDER**
Gauge of how ready you are to move to the **Design Phase**

02

ARCHITECTURAL PROJECT ROADMAP

Major Steps Required For Designing and Building Your New Home

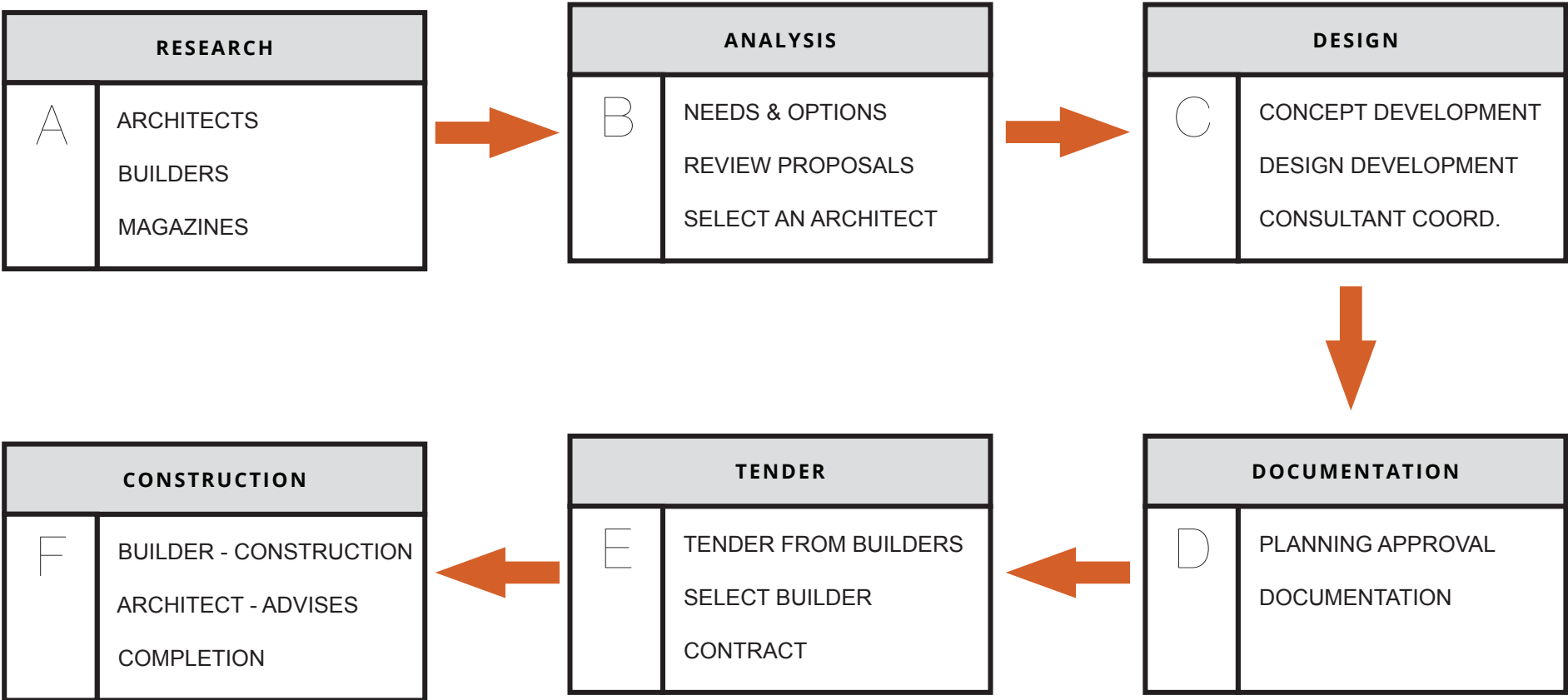
The Roadmap

This is important... please read carefully.

Planning, designing and constructing your dream home should be a fun process – engaging, and democratic. the best outcomes are the result of following each of the steps outlined here to completion.

Right now, you should be in the Research Phase. This is where you are gathering information and playing around with ideas. At the point you want to get serious, you will want to check the feasibility of your ideas and understand what the project constraints are. When you work with us, we move to the Analysis Phase by conducting a Needs and Options Review to eliminate assumptions, identify constraints and find your best options. This is a document that can be used by us or any other architect, that will help you reduce project risk and get the best options for your site and budget.

Your dream home is a result of following the architectural process to its logical conclusion. This is what makes bespoke design so exciting and memorable – we create it together based on your specific situation, needs and desires. At the end of the process, you will have a beautiful thoughtfully designed home and the shared experience of designing it.



When you are ready to review the feasibility of your project, email or call us >>

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03

7 FUNDAMENTAL QUESTIONS

To Create Your Design Brief

ALICE: “Would you tell me, please, which way I ought to go from here?”
THE CHESHIRE CAT: “That depends a good deal on where you want to go”
ALICE: “ I don’t much care where”
THE CHESHIRE CAT: “Then it doesn’t much matther which way you go.”

The Questions

Planning, designing and constructing your bespoke luxury home begins with answering these foundational questions:

Your Question	Answer
◆ 01. How do you want your home to reflect who you are as a person?	
◆ 02. How do you currently live? Anything about to change?	
◆ 03. Describe in detail the three to six most important days of the year for you and your family.	
◆ 04. How do you want to live and FEEL in the home of your dreams?	
◆ 05. Who are the important people the home needs to be designed for?	
◆ 06. What are the budget, timeframes and known constraints we need to work within?	
◆ 07. What will you need to see (or hear from family and friends) to know your bespoke luxury home has been a dramatic success?	

04

BESPOKE HOME BUILDING COST ESTIMATOR

The Simple, Do-It-Yourself Worksheet To Estimate Your Number

The #1 Question...

The most dreaded question architects, builders and every other professional hates has got to be, **“How much will my project cost”?**

There are so many variables that a definitive answer is literally impossible. Construction cost is a function of the price per square meter of building area, and greatly depends on many variables including but not limited to these:

- building shape, size and height
- extent of site works, including excavation
- topography and soil conditions
- quality of finishes, amenities and appliances
- features and level of detail
- outdoor spaces, including landscaping and pools

Even worse, the consequences of trying to answer and risk giving ‘bad advice’ will have most experts running away to avoid the question.




The problem is that this question is VERY important. No one can proceed if they don’t have a ball-park estimation of cost.

Getting the budget right is important. Following the architectural process helps us to get to the fine level of detail required for a reliable budget (ideally prepared by a professional Quantity Surveyor).

This guide will help you to determine an **ESTIMATE** of overall construction costs. Your actual number may be more or less, but it can be helpful to see an estimated figure.

New Home Cost Estimator

Estimate Your Cost

Style	Standard	Architect Designed Custom	Bespoke Luxury	Area	Cost
				If you have other questions about your project, don’t hesitate to reach out to us. If we cant answer your question, then we will direct you to someone who can.	
	Standard (not by Arch.Saville Isaacs)	Lot 10, Spring Cove (by Arch.Saville Isaacs)	Beach House, Avoca (by Arch.Saville Isaacs)		
Cost Per m ² (excl.GST)	\$6,000	\$9,000	\$12,000		
300 m ²	\$1,800,000	\$2,700,000	\$3,600,000		
400 m ²	\$2,400,000	\$3,600,000	\$4,800,000		
500 m ²	\$3,000,000	\$4,500,000	\$6,000,000		

This chart is for planning purposes only. The cost estimates cover general construction cost ranges only. They do not include architect fees, consultant fees, land costs, taxes and other soft costs.

For a detailed project cost assessment,
email us. >>

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05

MYTH vs. REALITY

What Do Architects Actually Do?

*An Architect's Role is a lot larger than most people realize.
When an architect manages your project, they ensure that every part of the process below (and more) is handled to ensure that the biggest investment in your life or career is safe and secure.*

Myth

ARCHITECTS JUST SKETCH THE PLANS
that a builder uses to construct your home. Anyone can do that.

Reality

ARCHITECTS oversee the entire development process from the research phase right up to moving in. they ensure that the beautiful bespoke home that they have carefully detailed for their clients becomes the perfect one-of-a-kind dream home reality. It would be impossible to list all of an architect's responsibilities here. However some of the key ones are:

Architects have a thorough and proven process to determine the wants, needs and dreams that you have for your home.

Architects visit your building site or help you select a building site and complete an analysis to ensure that your home takes full advantage of the unique qualities of your property.
They also review the relevant planning controls and legal restrictions that apply to the property.

Architects design and detail the interior and exterior of your home – everything from general massing, shapes and proportions to the fine details and selection of materials.

Architects head up the team of professionals who will work with you to create your dream home, including the builder, engineers, services consultants, landscape architect and interior decorator.

Architects provide technical construction documentation and specifications for the contractor to use during the construction phase, and monitor that those specifications are met.

Architects review tenders from builders to check accuracy and completeness during the tendering phase.

Architect undertake site visits and regular meetings monitoring the construction and validating the quality of workmanship, negotiating with contractors, dealing with and resolving any problems that may arise.

Architects prepare a final list of deficiencies and monitor they are completed to contract.

Architects take care of all the paperwork, builders' progress claims and payment certificates.

In summary, the architect is the conductor of the project orchestra. >>

06

QUESTIONS TO ASK

When Hiring an Architect, It's Helpful To Have A Process To Make Sure You Get The BEST Person For The Project.

Asking The Right Questions

Although extensive schooling and training are required for all architects, that does not mean all architects are created equal.

Finding the RIGHT architect for you depends on several factors, including: personality, design style, building for taste or to make money, budget, and even whether your project requires a specialist skill set.

Choosing the right architect can mean the difference between an enjoyable experience and one plagued with problems and hassles the whole way through once a project moves into the **Design Phase**. How will your project go?

The questions are the answer ...

A great architect is your Designer, Advocate, Teacher, Project Leader and Coordinator

◆ What is your process for understanding the wants, needs, hopes and dreams that I have for my new home?	◆ How would you like me to share my ideas, images, needs, wants and research?
◆ Have you a track record of designing and delivering finely detailed, bespoke luxury homes?	◆ What can I do to help you deliver the best work for us?
◆ Do you offer a pre-design analysis service to help move us safely and efficiently towards the design phase?	◆ Who will manage the team that needs to come together to make my project a success?
◆ What are the specific challenges for our type of project and how have you overcome these in the past?	◆ Will you run the tender process to find and select the best construction team?
◆ If my budget, timeline and scope of project are unrealistic, will you let me know?	◆ What educational material do you provide so we can understand the requirements of our specific type of project?

07

DIRECTORY OF EXPERT PROFESSIONALS

Our Personal Directory of Trusted Professionals

Who Are These Experts?

Understanding WHAT to do is one obstacle and working out WHO can help you is another.

Frequently our team receives requests for us to recommend other professionals who we have worked successfully with before. To make this process easier, we have listed some professionals that we trust for specific types of projects.

If you have other questions about your project, don't hesitate to reach out to us. If we can't answer your question, then we will direct you to someone who can.

Profession	Name	Company	Contact Details
ARCHITECT	Me (Steven Isaacs)	Architecture Saville Isaacs	02) 9086 9000
BUILDER	Peter Best John Fielding Phillip Drew	Peter Best Constructions Bellevarde PMD Build	02 9417 1666 02 6295 2928 0416 255 028
PRIVATE CERTIFIER	Scott Kitching	Building Certificates Australia	02 8014 7720
STRUCTURAL ENGINEER	Damian Ienco Damian Hadley	Istruct Cantilever	02 9437 3331 02 9565 4292
TOWN PLANNER	Meg Levy Warren Long	Smyth Planning Longitude Planning	02 9211 3366 0418 640 833
LAWYER	David Newhouse	Newhouse & Arnold	02 9922 1100
LANDSCAPE ARCHITECT	Hugh Main	Spirit Level	02 8399 0660
SURVEYOR	Eric Scerri	Eric Scerri & Associates	02 9386 4161

This list is offered as a courtesy. You are not obliged to use any of these professionals and inclusion in the list does not imply any endorsement. This list may change from time to time depending on the specifics of each project.

08

READINESS ASSESSOR

Are You Ready To Move To The Design Phase?

Do You Need An Architect?

This exercise allows you to assess how ready you are to move to the **Design Phase**.
If you are not close to 10 on ALL scales, then it's best to seek help from an expert to do this research.

If you rush into the **Design Phase** without this information available, you'll run the risk of making too many as-
sumptions, which is the #1 reason projects go over budget and over time.

"Measure twice, cut once," Builders Mantra

Question	Slider
	0 = I'm not sure, 10 = very confident
◆ On a 1-10 scale, how clear are you on exactly what you need?	0 10 -----
◆ On a 1-10 scale, how aware are you of all the various options your site will accommodate?	0 10 -----
◆ On a 1-10 scale, how confident are you that you are aware of all the planning / legal requirements?	0 10 -----
◆ On a 1-10 scale, how aware are you of the process you will need to have in place to get the project completed on time and on budget?	0 10 -----
◆ On a 1-10 scale, how confident are you that your budget will achieve your needs?	0 10 -----
◆ Give yourself a current overall rating for readiness.	0 10 -----

Don't worry if you are not at 10 on all scapes yet. The **NEEDS AND OPTIONS REVIEW** process allows you to fill in the knowledge gaps and gets you ready to move to the **Design Phase**.

Our **NEEDS AND OPTIONS REVIEW** is the process designed to get you to 10 on ALL sliders above. To get started, contact us. >>

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