

# **CONTENTS**

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### **3. ABOUT PROJECT HOMES**

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Project homes, display homes and standard homes all fall under the same category. The concept of offering these homes to the public was introduced some 30 years ago by homebuilders. These homebuilders aimed at offering homes at an affordable price to the public. Similar to a mass-produced commodity like a motor vehicle, project homes can be offered at a fixed price to the public before they buy. The fixed pricing can be offered because all building materials and labour cost can be accurately calculated and negotiated at a better price due to the volume of sales.

In virtually every capital city in Australia and ones with new land subdivisions you would find a cluster of display/project homes on show to the public. These display homes are extensively decorated by professionals, which can deflect the unsuspecting buyer's intentions from finding a suitable plan for their specific needs to a home that looks good because of the interior decoration perspective. In some cases if none of the homes on display is suitable, the project builder will always have a number of other standard plans that may suit your needs.

The collection of project home plans presented in this book, are homes that have been designed by Archiplan for project builders over the last few years.

#### **Designing of project homes**

Project homes are designed to maximise internal space and minimise the overall building cost. In order to achieve this the exterior or perimeter walls are kept to the minimum and the roof is kept simple with a minimum acceptable roof pitch. Looking at these plans you will notice that the majority of project homes are rectangular in plan shape and the roof-lines are uncomplicated. Other areas of cost saving include a minimum floor to ceiling heights, standard window frames, minimum specification and smaller wet areas such as the bathrooms and laundry.

#### **Building cost**

Generally, project homes offer good value for money as the building cost per square metre is much less than an individually or custom built home. The reason as mentioned earlier is because they are mass-produced and therefore project builders can negotiate better prices for materials and

labour due to the volume of sales. In addition the specification of finishes such as tiles, painting, cabinets and so forth are kept to a minimum or the cheaper building product is included in the price offered.

## **Advantages of project homes**

Besides the value for money, project homes have certain advantages over custom built homes and these include:

- The price of the home is fixed and this gives the homebuyer a good indication on how much he can afford to spend.
- The purchaser can see the finished product and can ascertain what he or she will finally end up with on their piece of land.
- Changes or alterations can be made to plans without any financial commitment to the homebuilder

## **Disadvantages of project homes**

Project home designs that are planned without any site consideration, particularly the way land falls and solar aspects, can look very attractive from a prospective buyer's viewpoint and even more impressive when seen as a display home, but may not be suitable for your site for any of the following reasons:

- Deep excavations and retaining walls may be required on a sloping site. While this may not be a deterrent, you need to be aware of the cost factors, which in most instances are very expensive.
- The plan may not suit the solar aspects, which allows low winter sun penetration to designated rooms and blocks out the hot sun during summer. Invariably, air-conditioning will be added at additional cost.
- If your site has views some standard designs will not be able to take advantage of them.
- The plan may restrict the allowance for future extensions and/or outdoor living areas.



## ST ALBANS

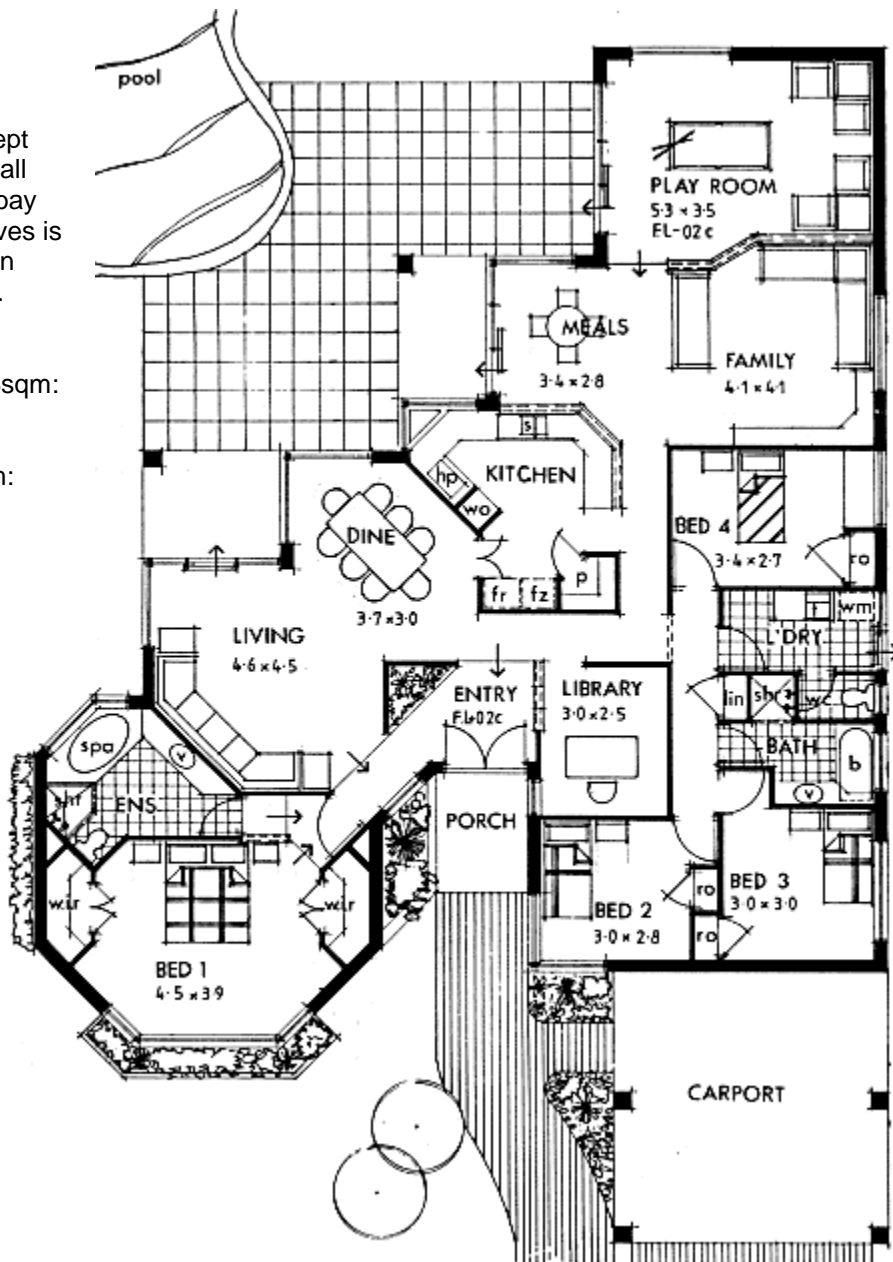
Great planning concept with a rear aspect to all living areas. A deep bay window with wide eaves is expressed in the main Bedroom to the front.

### Areas:

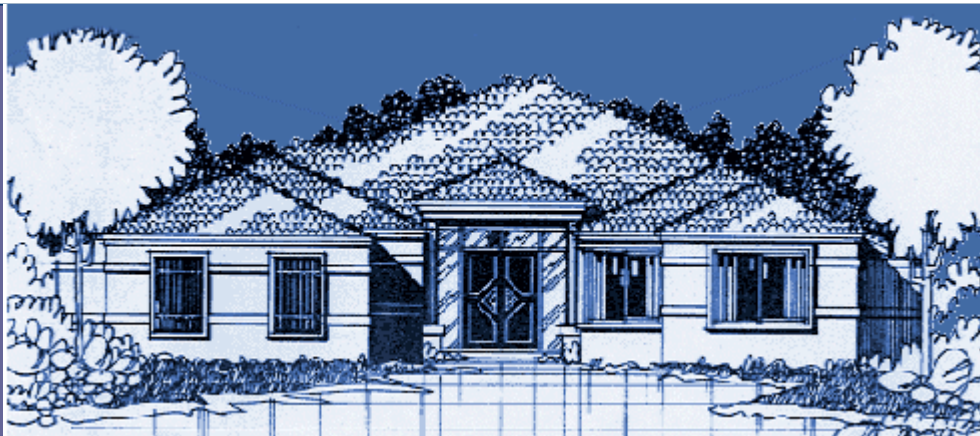
Main Building 214.53sqm:  
 Carport 30.42sqm:  
 Porch 4.34sqm:  
 Verandahs 11.14sqm:  
 Planter 5.74sqm:  
 Total 266.17sqm

**Width:** 17.03metres

**Depth:** 24.11metres



## ST ALBANS



## STIRLING

Perfect living spaces where the gourmet kitchen is the heart of the home. 4 good-size bedrooms plus a study and activity/computer space completes this family home.

### Areas:

Main Building

278.91sqm:

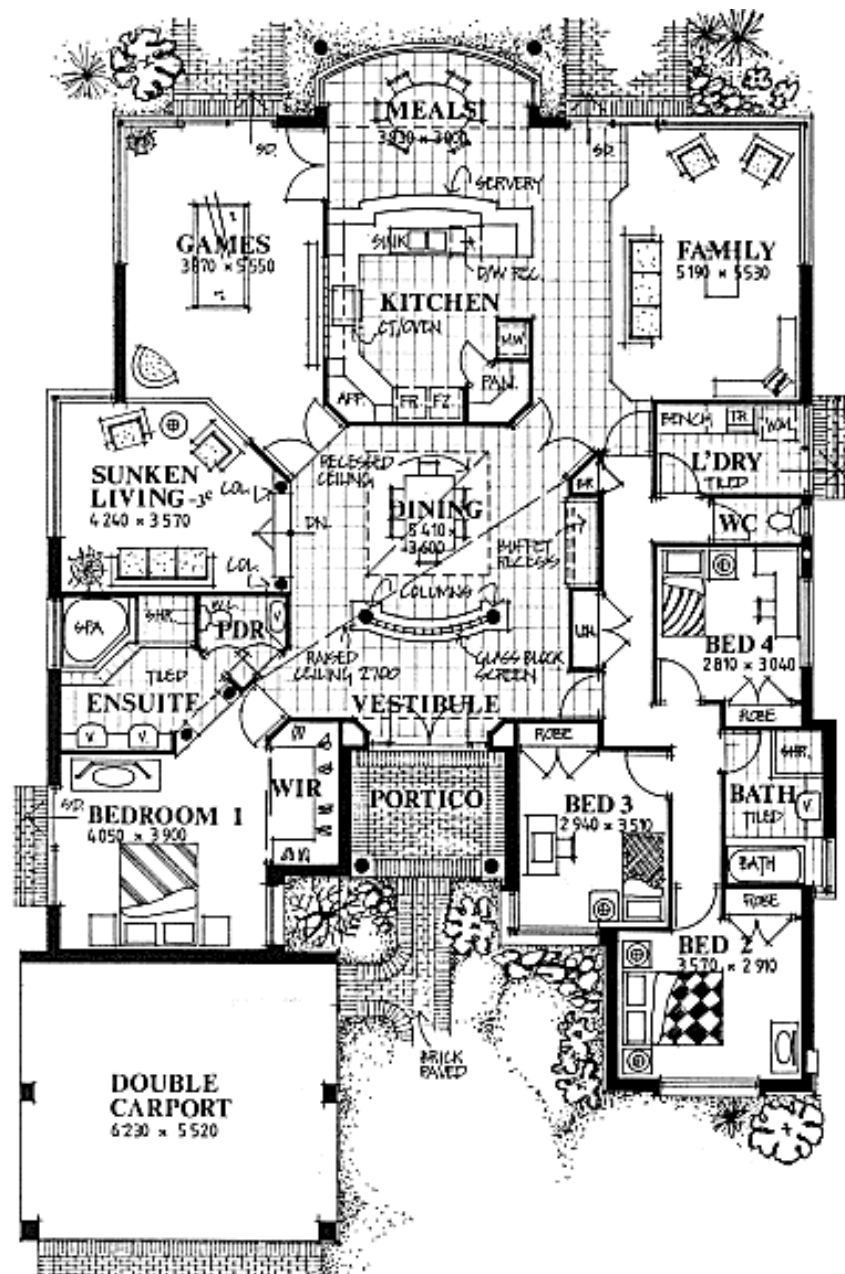
Garage 34.33sqm:

Portico 7.49sqm:

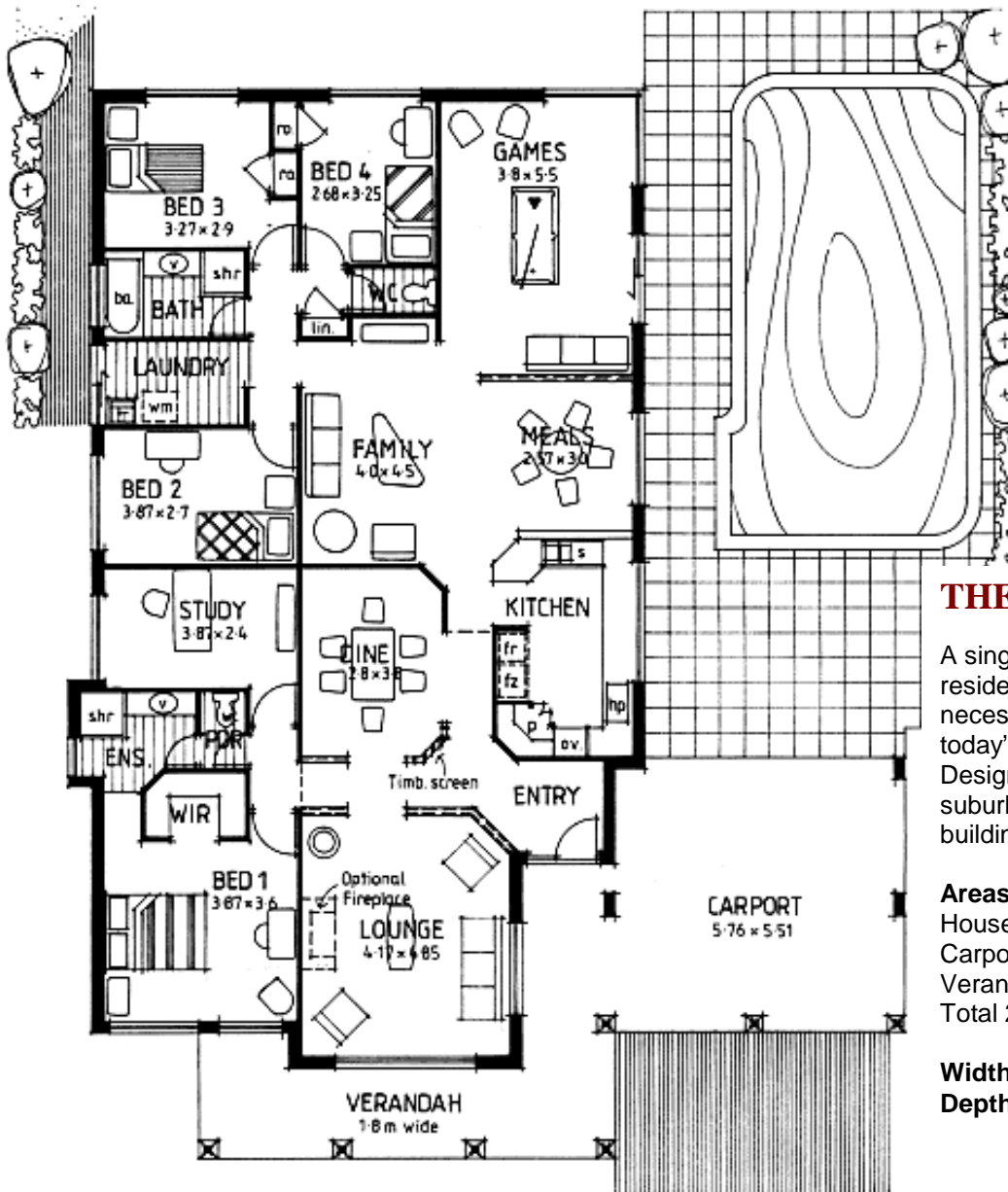
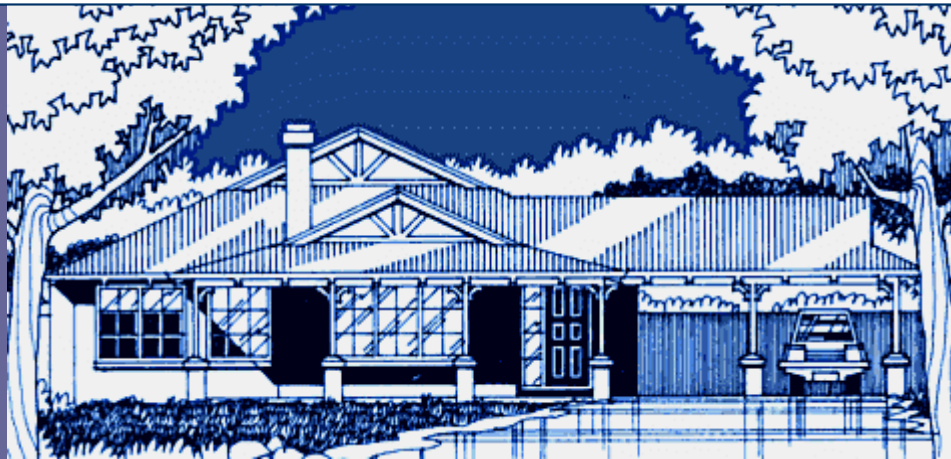
Total 320.73sqm

Width: 15.95metres

Depth: 24.23metres



## STIRLING



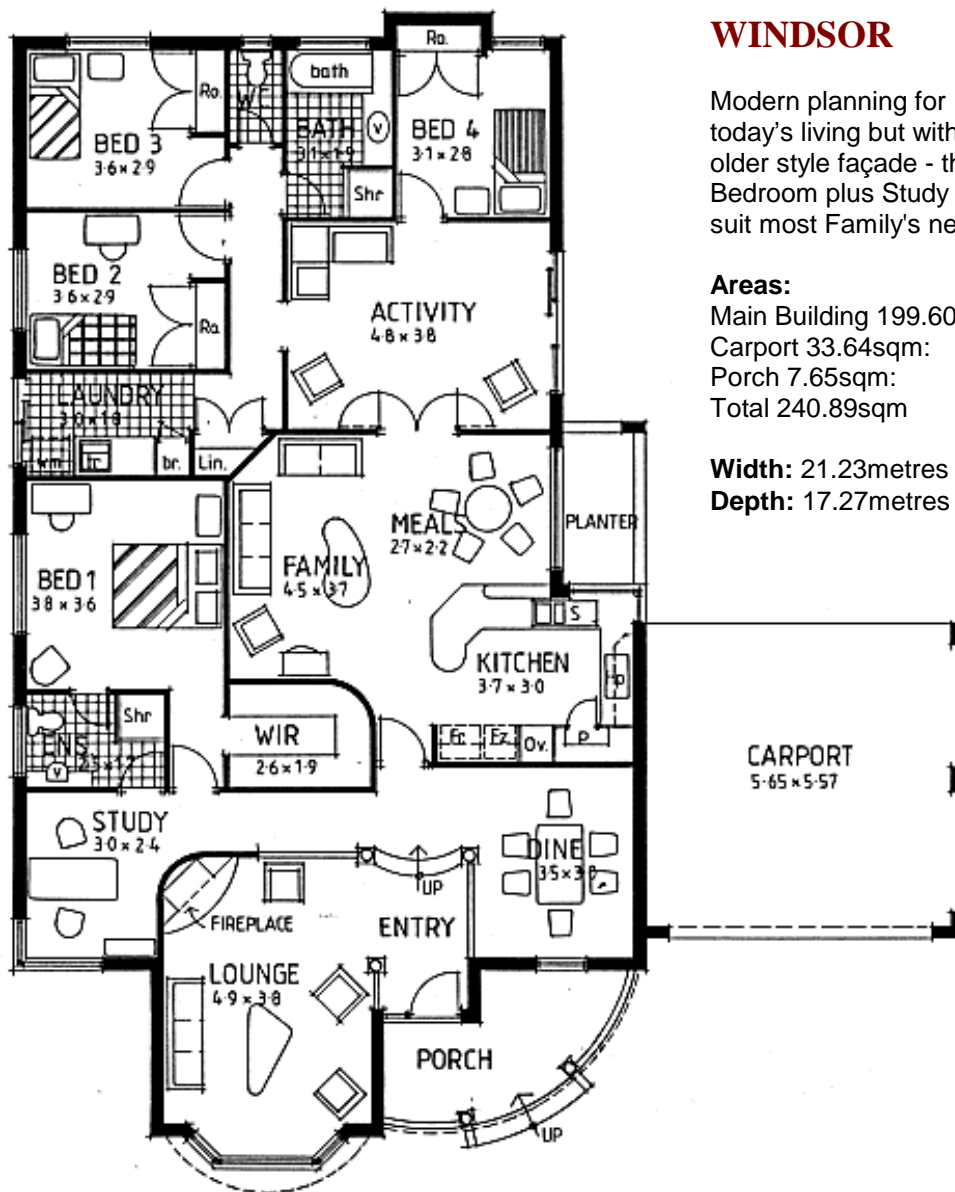
## THE GRANGE

A single storey colonial residence with all the necessary luxuries of today's modern living. Designed to suit suburban neighbourhood building lots.

**Areas:**  
 House 204.20sqm:  
 Carport 31.74sqm:  
 Verandah 23.53sqm:  
 Total 259.47sqm

**Width:** 16.67metres  
**Depth:** 21.47metres

## THE GRANGE



**WINDSOR**