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3. ABOUT SMALL HOMES

Smaller sized homes on smaller building lots are enjoying increased popularity today as more people are becoming attracted to the convenient lifestyle that a small home has to offer. With the high demand for homes closer to the central business district, councils controlling suburbs within a certain radius of the city have increased the density on the traditional quarter acre lots. These lots are now allowed to be sub-divided into two and at times up to four separate lots with their own title or into strata developments. Lot sizes can be as small as 250 square metres, inevitably forcing the new homebuyer to build a small double storey home.

Smaller homes certainly have some advantages. They take less time to clean and maintain, have a cosier ambiance and an overall lower building cost. This gives the owners more time for other leisure activities, and they can be considered as “lock-up and go homes”.

A compact, well-planned layout can make the most of even the smallest property. Whether you're looking for a starter or retirement home, economical small house plans may be the answer.

Designing small homes

Good home design can create quality living space for quality lifestyle. Poor design wastes space and wastes your money, especially in the long term. This philosophy applies to all home design and but more applicable in small home designs.

Designing a small home is often more difficult than designing a larger home because small homes are normally designed on smaller lots and therefore there is the constraint of using space most efficiently during the planning stage. The aim is therefore minimise the amount of corridor or passage space and maximise the use of peripheral spaces such as the roof or attic areas.

Smaller lots are generally in built up areas such as older suburbs and due to closeness of neighbours, building by laws and council guidelines are more restrictive and the designer should be fully conversant with these conditions before starting the design of your home. In addition to these constraints the designer is faced with the problem in planning a small home according good solar design principles. Smaller lots leave minimal area for good access to the northern aspect and away from hot penetrating sunlight from the east and west. The design problem is therefore to try and maximise the correct orientation whilst at the same time not depriving your neighbour from such benefits.

Whilst the above can seem to be a difficult task, a creative designer would accept this as a challenge and invariably will arrive at some new and innovative planning concepts.

Building cost

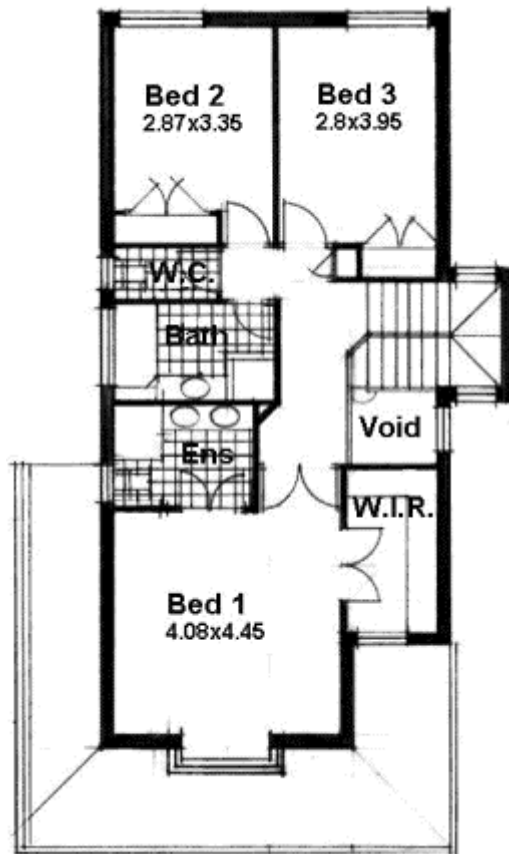
You pay for your home by the square metre so make sure you get the most out of every bit of it. Remember that every 10 square metres of your home costs about the same as a new car. Generally the cost per square metre of a

smaller home may be higher, however your total overall cost will be less compared to a larger home. The reason for the higher rate are due to preliminary costs which to a certain extent is similar to a larger home and this includes utility connections, internal plumbing and plumbing fittings, etc. With smaller lots access for building materials and inconvenient areas for trades to perform their duties have to be accounted for in the overall building cost.

How to make rooms look bigger in small homes

Smaller homes mean smaller room sizes but this problem can be resolved from a visual point of view by using some simple design tricks such as:

1. Try using as internal courtyards where possible and have as many rooms opening out to this space.
2. The use of lighter colours will improve the interior lighting of a room and therefore visually improve the size of the room.
3. The use of larger windows together with lighter wall colours will help to visually improve its size. Where possible use full-size or corner windows.
4. Consider the position of doors and the windows in a room as this can have an effect of the overall space. Try and position the window so that it can be seen when opening the door.
5. Another trick that can improve the size of the rooms to use wherever possible to use the concept of the open plan system. Lifestyles over the years have become more informal and open planning in general living areas have become more acceptable.



FIRST FLOOR

AP9916s

AP9916s

A double storey home that is suitable for a 9 metre wide building lot. This 3 bedroom home includes a guest room below.

Areas:

Ground Floor 124.20sqm

Garage 42.46sqm

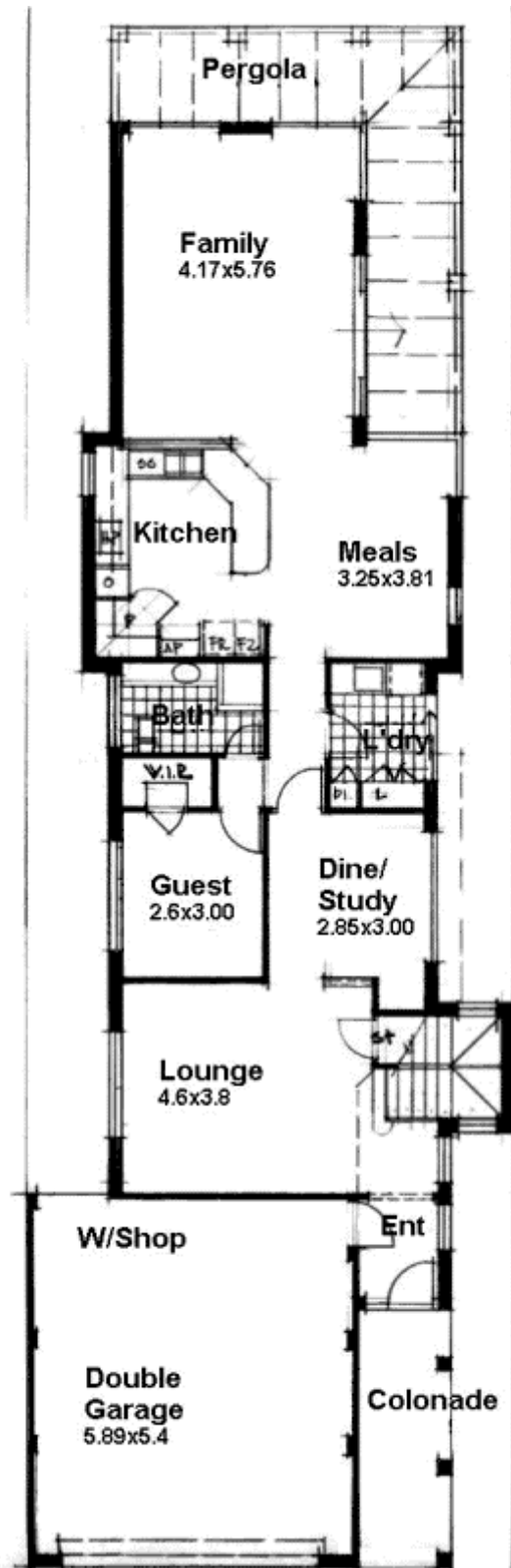
Colonnade 8.26sqm

First Floor 82.13sqm

Total 257.15sqm

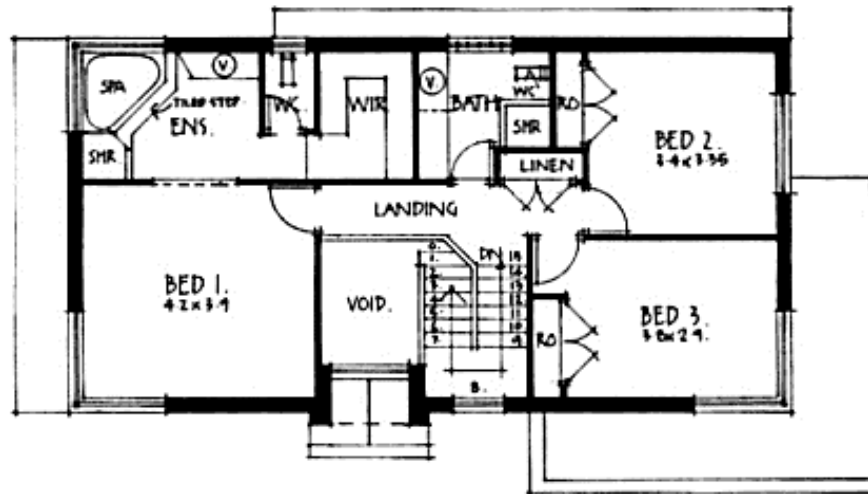
Width: 9.00 metres

Depth: 27.00 metres



GROUND FLOOR

AP9916s



FIRST FLOOR

AP9931s

AP9931s

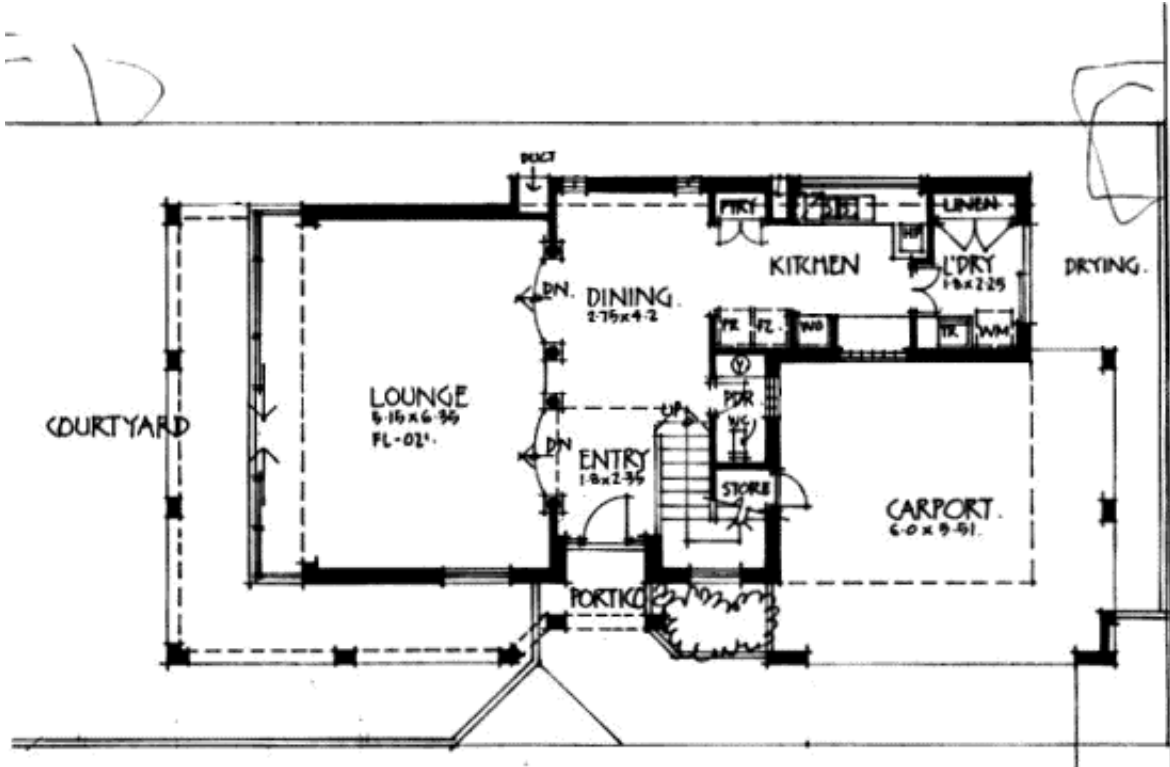
Clean classical lines define this 3 bedroom home designed for a small building lot.

Areas:

Ground Floor 83.05sqm
Carport 33.86sqm
Portico 2.09sqm
First Floor 90.14sqm
Total 209.14sqm

Width: 17.11 metres

Depth: 8.83 metres



GROUND FLOOR

AP9931s



AP9930s

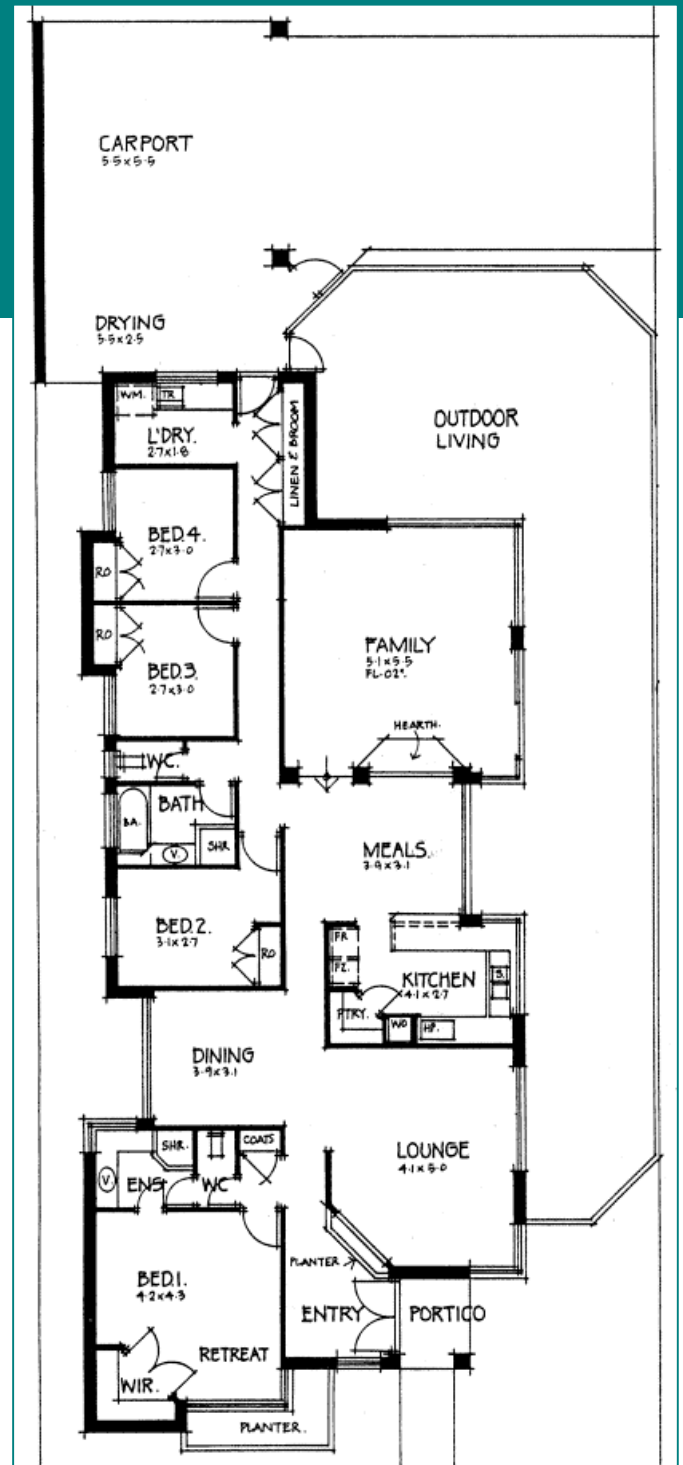
A rear motor vehicle access improves the planning of this 4 bedroom single storey home designed for a small building lot.

Areas

Main building 199.92sqm
 Portico 3.18sqm
 Carport 31.68sqm
 Total area 234.78sqm

Width: 10.07 metres

Depth: 24.11 metres



AP9930s



AP8803s

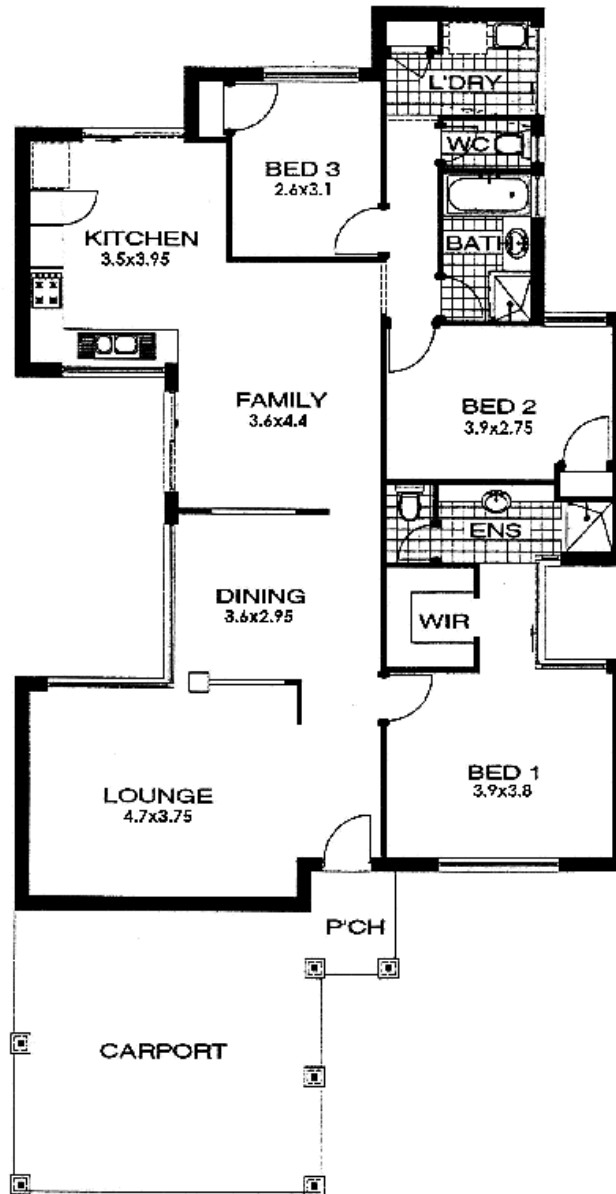
A courtyard for entertaining and a private courtyard from the master bedroom make this an appealing home for the first home-buyer.

Areas

Main Building 136.12sqm:
 Carport/carport 30.48sqm
 Total area 166.60sqm

Width: 10.79 metres

Depth: 21.23 metres



AP8803s