



To build your dream home, you have to put it on the dream block. Is it?

About half the people who come to us have already secured their block of land. If you have, that's great — you're already on your way. What's going to happen next is your home plans are going to be made to fit within that piece of dirt. No doubt there will be some compromises along the way. That's normal. There usually are. The question is how comfortably you will be able to live with them.

Will you need to compromise?

To get the best energy efficiency out of your home plans on your chosen block may require some modifications as obviously the land cannot be altered, but that doesn't mean you can't get a home you are not delighted with. It may just take some creative thinking and, after all, isn't that part of the fun?

For those who have not yet finally decided on the land because you are still looking and weighing up, this is an extremely good time to talk to us — because some of those compromises may not have to be made.

What block, and why

The location and choice of your block will be affected by many personal factors: does it need to be close to schools, hospitals, shopping or work, or closer to nature? What plans do you have for gardens and landscaping, sheds, outdoor living or working from home? What long term plans need to be accounted for — granny flat extensions, parent's retreat, wheelchair access?

Then there's the land itself, and where it is and what it is. This is where energy efficiency advice is going to be critical, and thousands of dollars either saved or lost. You'll want to be talking to experts now.

A critical eye at this stage could prevent you from being unhappily saddled with

a bottomless money pit before you even unlock your new front door.

Key factors

By meeting with you at your proposed site, we can carefully consider all physical aspects of your block beginning with its orientation, which determines which way your new home will face — a key factor in saving energy costs. Obviously some blocks are better than others as they will have all the right 'cost-saving' attributes.

Other important factors will be how level it is, what soil type, drainage issues, and exposure to bushfire risk. All these will have an impact on the real cost of building your home, as well as how energy efficient it can be made.

Why you must keep your dream home in sight

But the real issues will be what you want to be able to build — your dream home. That affects almost everything else for all other decisions must be filtered through that. That will decide the balance when having to make compromises.

Once you are settled on the right block of ground, we will all be ready for the next exciting stage.

— Geoff Gibson



Look for this column in next month's Style... we'll be talking about how to get the best energy efficiency out of your house plans, with clever planning and strategic design.

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