

Brisbane's Renovation Design Specialist



Queensland Designer Homes

Anyone can design a house,
We design HOMES

THE QDH DESIGN PROCESS



" Hi, I'm Sam...

I have been a Building Designer for over 18 years now & have had the consistent privilege of partnering with wonderful families, young or young-at-heart, to design stunning homes, modern or character, that they never want to leave.

QDH is the culmination of what I envision to be the ideal family home design experience. QDH is a personal, boutique building design studio that actually CARES & LISTENS to the wants, needs and ideas of each family we are privileged to work with.

OUR VISION: *To listen, design, and deliver the best design outcome for you & your new home, renovation or multi-res project.*

Thank you for considering QDH as your design partner for your design project. Read on to discover how we can help you!"





Our Design Process

There are 4 main stages to most design projects



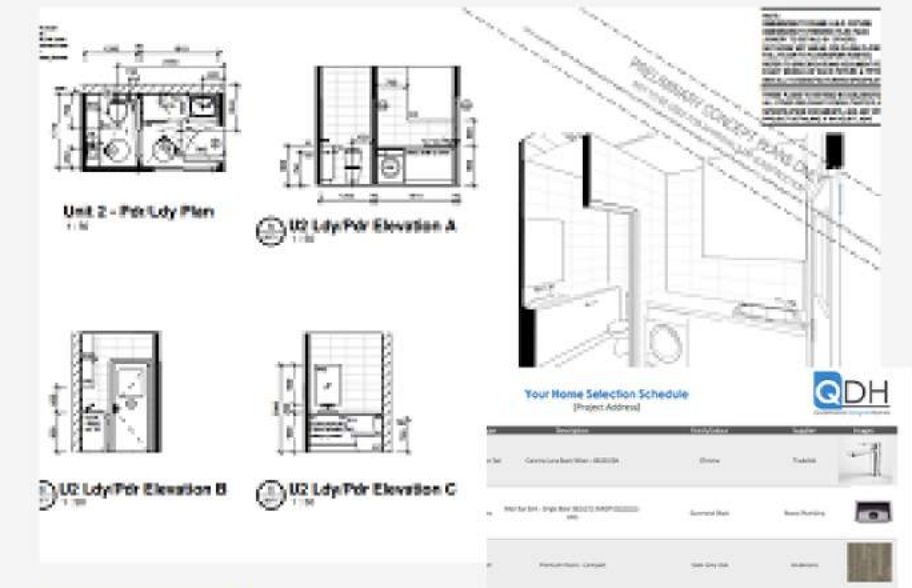
01 Pre-Design



02 Concept Design



03 Approval Documentation



04 Construction Spec. & Detailing Docs



01

Pre-Design Stage



- On-site Design Consultation
- Project Proposal
- Design Brief finalised, including:
 - Your desired project scope & ideal outcomes,
 - Discussion of all planning, site, budget & other constraints.
- Measure Up
- Site Survey (if required)

INCLUSIONS:

On-site design consultation - We come to you to discuss your project in depth, answer any questions you may have & provide information including town planning, infrastructure & building code constraints, and the ideal project design outcomes. There is a no-obligation fee of \$198 for your consultation (waived if you engage us within 7 days).

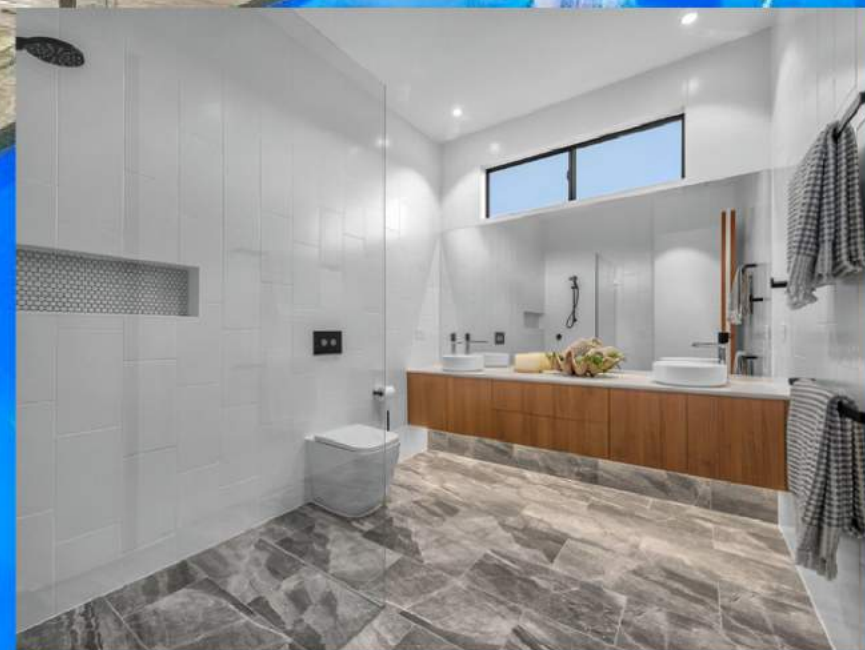
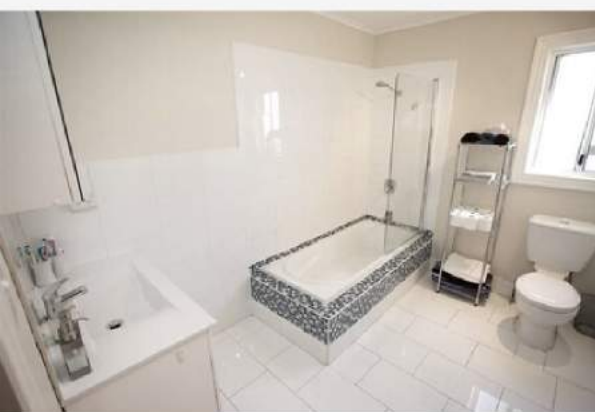
Project Proposal - We will email you a project proposal including all the details of our services, inclusions, fees, timeframes & more. If you would like us to start work on your project, you can sign at the bottom to engage us, and the ball is rolling!

Design Brief - Based on the initial site meeting discussions, we will confirm the required scope of works, ideal design outcomes, and discuss in depth any further planning, site, budget, environmental or other considerations for your project. This establishes your design brief to create your initial concept design.

Measure Up - We will perform a measure up of the existing buildings on site to establish existing site conditions.

Site Survey - Under some project conditions, we may recommend a surveyor be engaged prior to commencing the concept stage.





BEFORE

AFTER



02

Concept Design Stage

- Initial Concept Design
- Design Development Meeting
- Design Development (design revisions)
- Budget Check



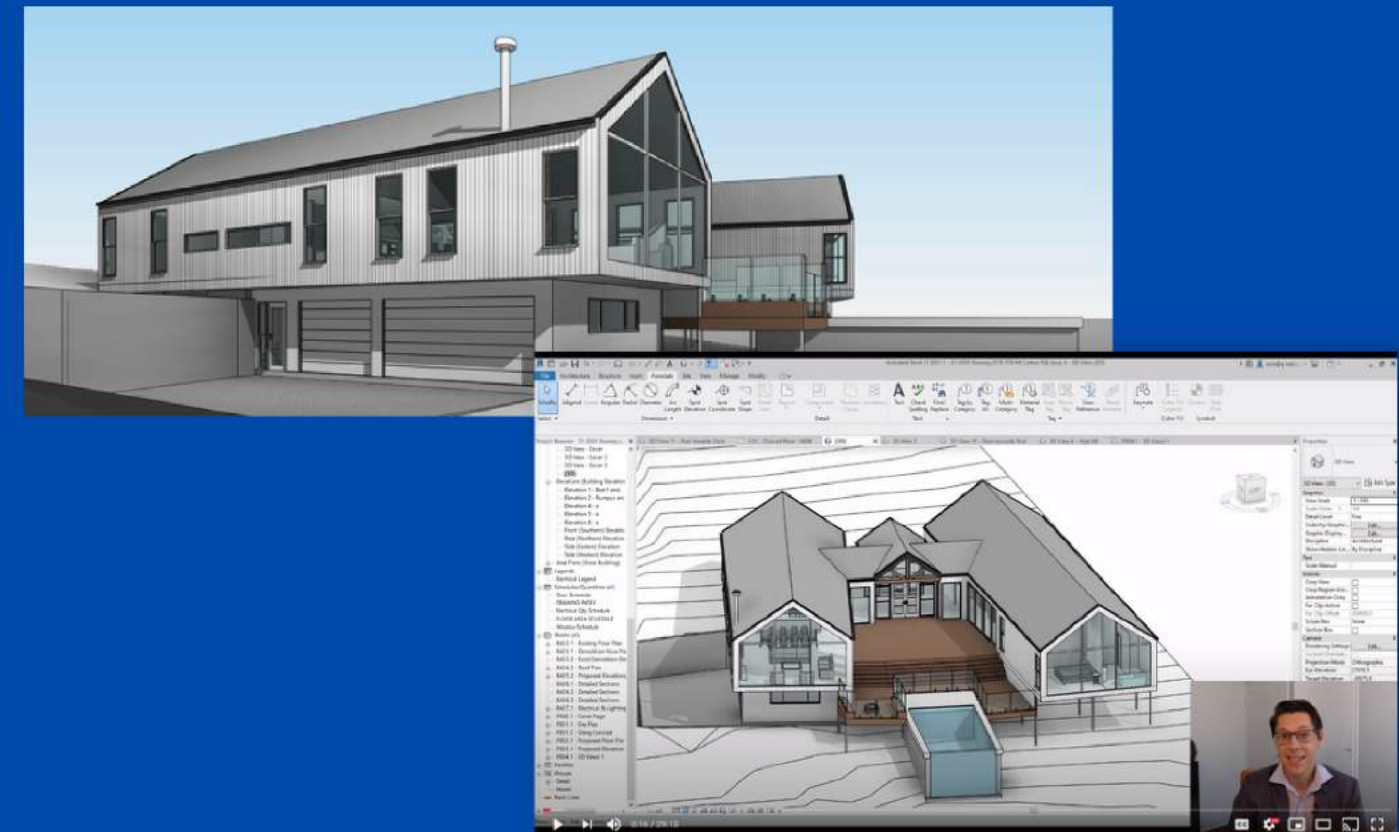
INCLUSIONS:

Initial Concept Design - We develop a full initial concept design based on the design brief. Depending on your specific project inclusions, we may present this via email with the plans and a written design overview, OR with a 3D tour video (example on right), to walk you through the design! We can also do photorealistic 3D renders (optional extra) to give you the best idea of what your project design could look like.

Design Development Meeting - We will then meet with you to discuss the design in-depth, your initial impressions, your likes/dislikes to form a list of changes to develop the design further.

Design Development - We work together through some concept design revisions (2 further design revisions ideally) to achieve your perfect design outcome!

Budget Check - We recommend getting a cost estimate from your builder before moving forward.



What's it like, working with Sam & QDH as your design partner?

from start to finish, he was enthusiastic, insightful, creative and professional every step of the way...

-Michael & Aleisha, Bridgeman Downs



I wish I could give him 100 stars instead of five!

-Lola & Rustam, Fig Tree Pocket



He was fabulous! His patience was unbelievable!

-Toni, Indooroopilly



To say the work was incredible is an understatement!

We are beyond thrilled with the results!

-Jen & Jo, Everton Park



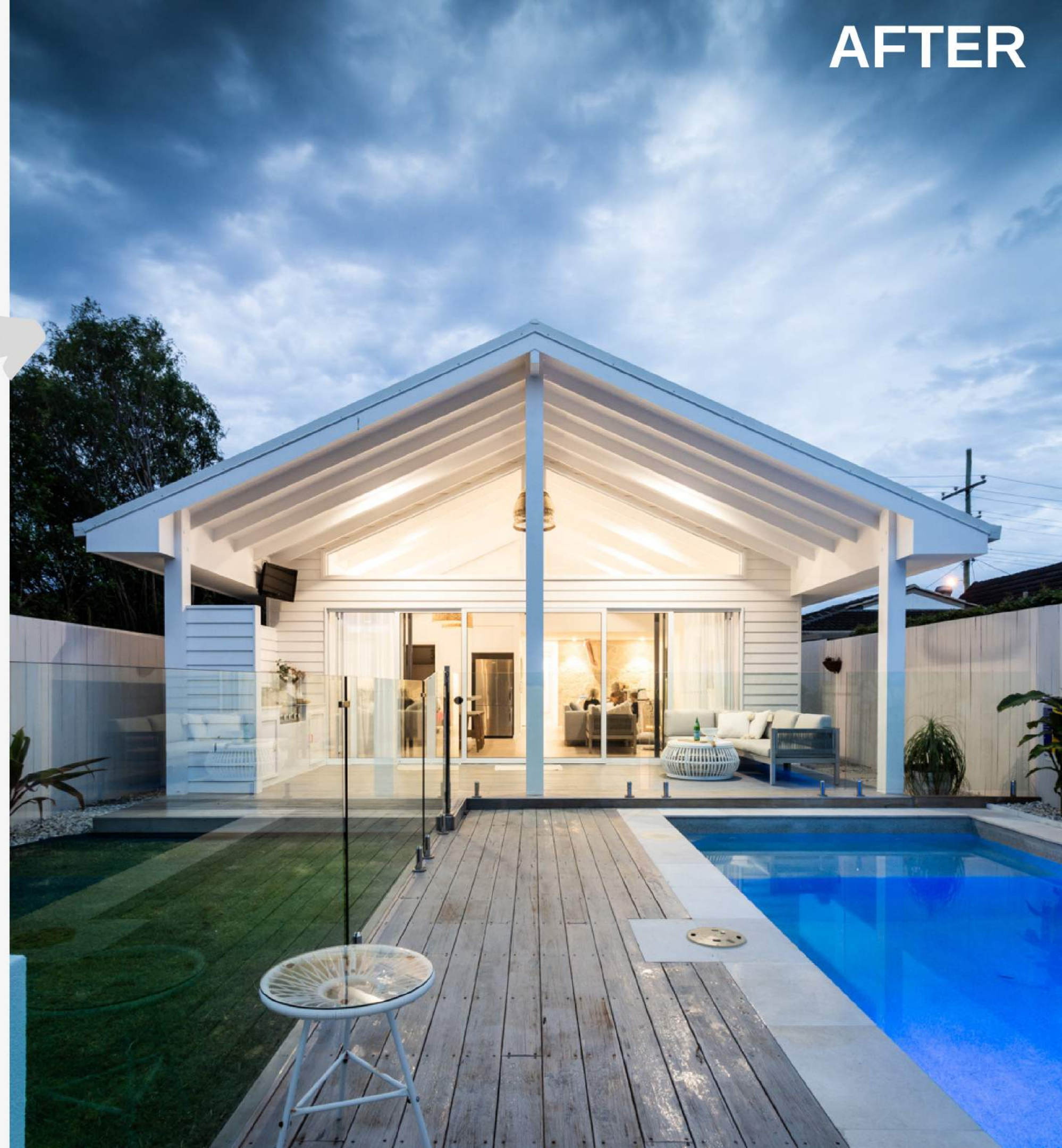
First class... Sam is now on his third project with me!

-Martin, Coorparoo





BEFORE



AFTER



AFTER

03

Approval Documentation

- Plans for Development Approval (DA)
- Plans for Building Approval (BA)



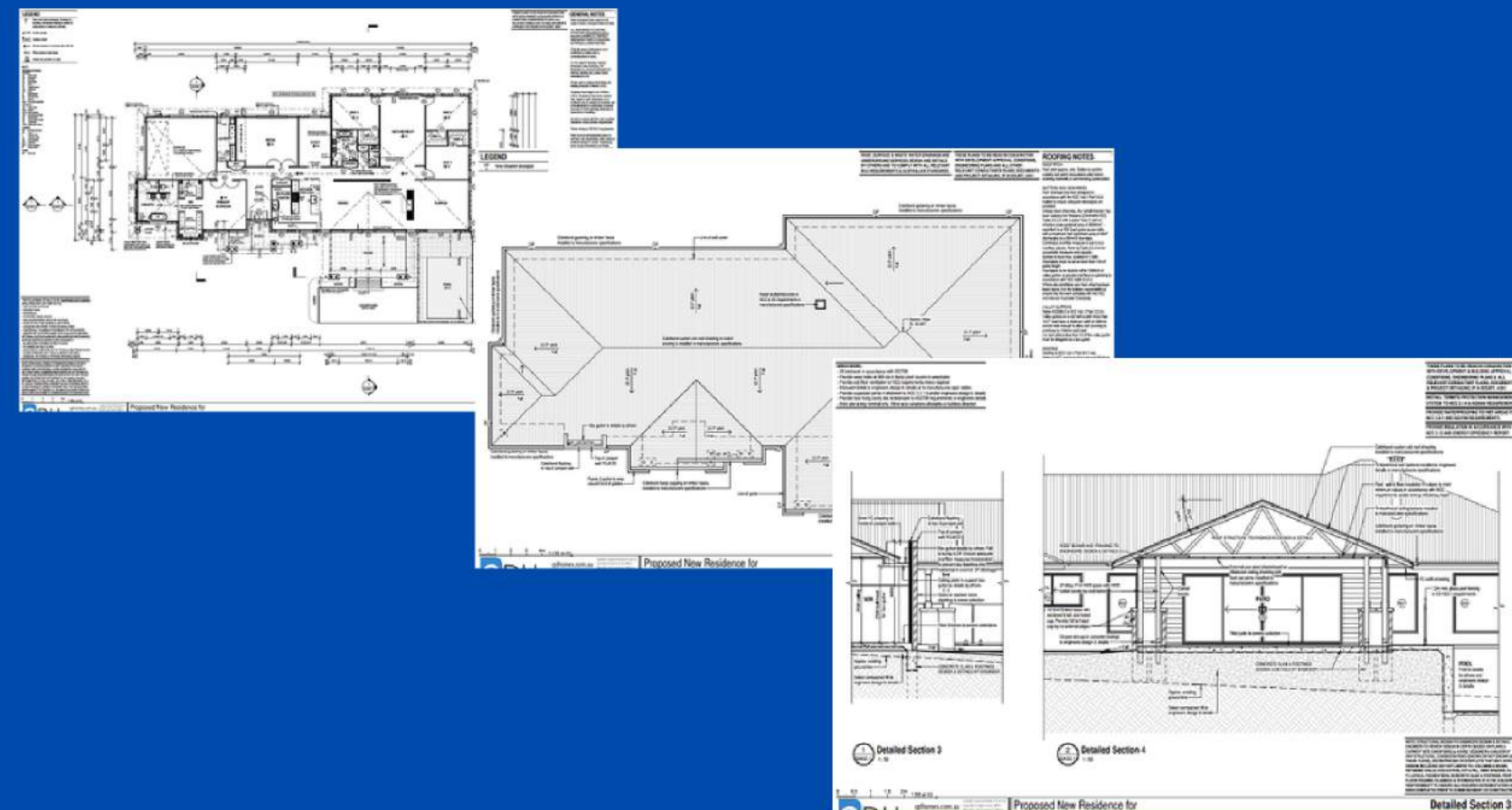
INCLUSIONS:

Plans for Development Approval - If a DA is required (we will be able to identify this during the design stage), we will prepare a dedicated set of plans for development application to council.

Consultant note: A town planner will be engaged (by you or us) to submit the DA to council.

Plans for Building Approval - Once the DA is approved, we will then detail the plans for your building approval (BA). Once complete, your soil test and structural engineering can be completed.

Consultant note: A structural engineer will be engaged (by you or us) to complete the structural detailing of the project.



BEFORE



UNDER CONSTRUCTION



AFTER

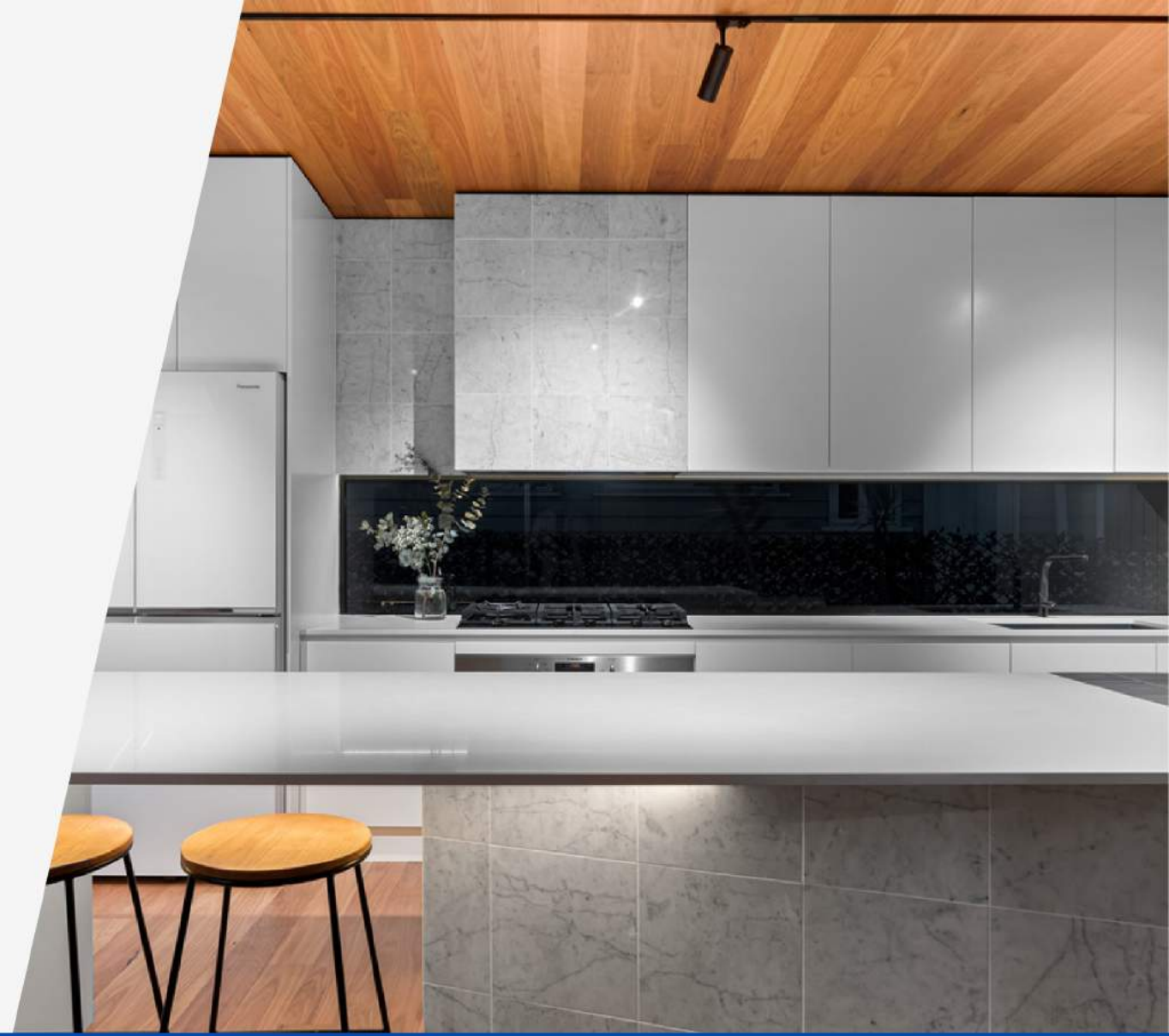
By Trade	Product Line	Description	Quantity	Unit
Plumbing Fixtures/	Gas Tap/Water Tap	CPM Gas Water Tap - 3/4" x 1/2"	1	Each
Plumbing Fixtures/	Shower Pan	Shower Pan - 1200 x 1200 x 10mm	1	Each
Plumbing Fixtures/	Water Tap	Water Tap - 3/4" x 1/2"	1	Each



04

Construction Docs & Selections (optional extras)

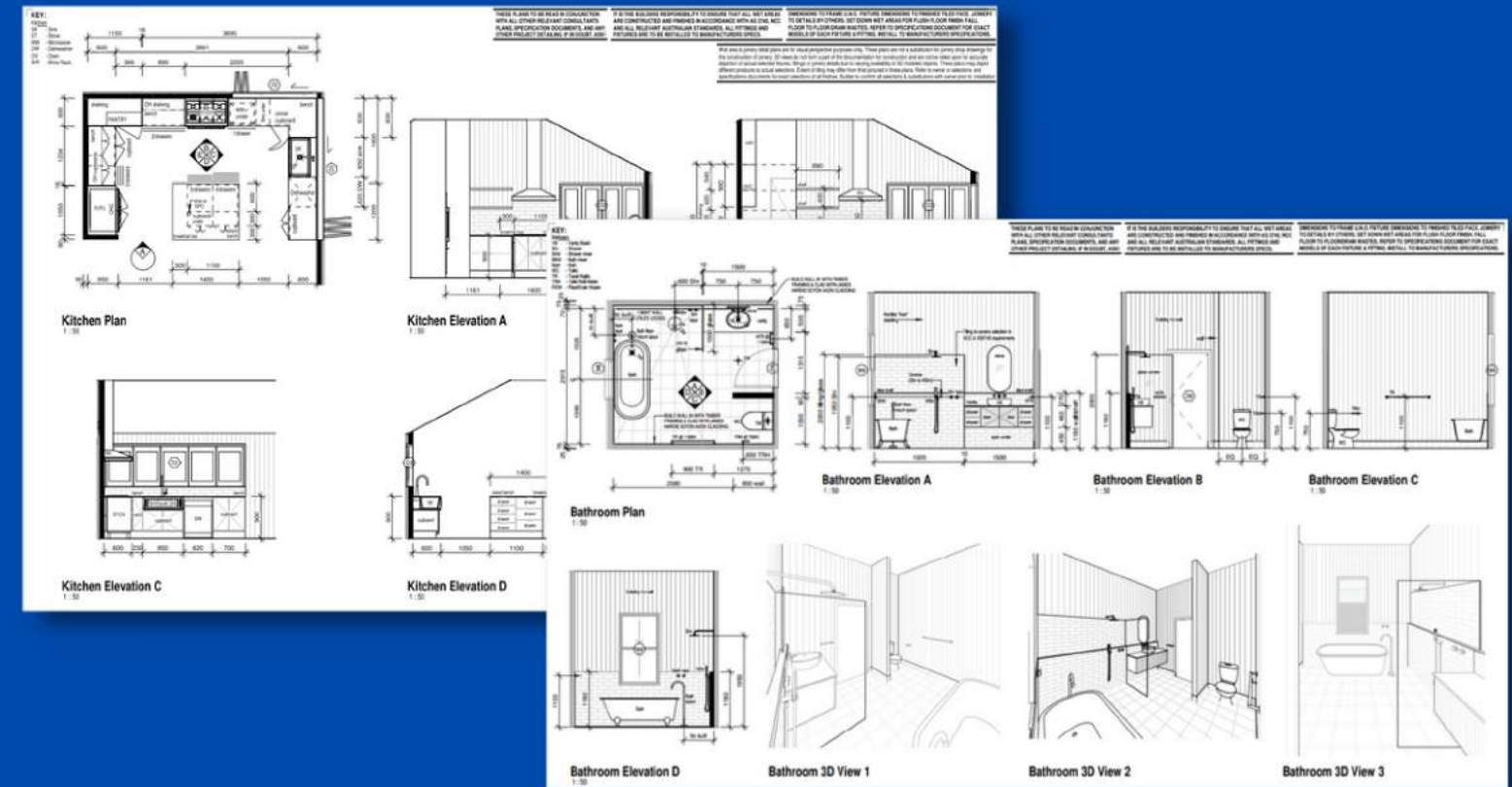
- Construction Plans
- Detailing Packages
 - Home Selections
 - Setout & Finishes Plans
 - Wet Area Details
 - Joinery Details



OPTIONAL EXTRAS:

Construction Plans - These plans provide even more detailed information for the engineer, builder and all trades. We often provide these plans on larger residential and commercial projects when many consultants are engaged on the project. These plans are optional, but are an invaluable addition to your detailed project documentation.

Detailing Packages - We have 4 optional detailing packages so you can provide as much detailing as possible to all trades involved in your project. A digital brochure with more info on these plan packages will be sent to you during the concept stage so you can choose whatever you feel would be good to have included.



In a nutshell...



01 Pre-Design Stage

On-site Design Consultation
Project Proposal sent
Design Brief established
Measure Up & Site Survey



02 Concept Stage

Initial Concept Design
Design Development Meeting
Design Development (design revisions)
Budget check



03 Approval Docs

Plans for Development Approval (DA)
Plans for Building Approval (BA)



04 Construction Docs & Selections (optional extras)

Construction Plans & Detailing Packages:
Home Selections
Setout & Finishes Plans
Wet Area Details
Joinery Details



Let's get started!

Get the home you want,
down to the last detail, with
Queensland Designer Homes

[VIEW OUR WEBSITE PROJECT GALLERY!](#) →

Call us:

Call Sam directly on
0424 536 287

Email us:

sam@qdhomes.com.au



Anyone can design a house,
We design homes