



## Helpful Facts

### **Paint mixing combinations**

Remember to keep the exact mixing combinations your painter used on file because when it comes time to repaint or amend existing areas it can save you a lot of trouble.

### **Gas Points**

Plan to have gas fittings installed in areas that you may not necessarily utilise them initially. If you were thinking of having alternative power sources in an area. By this we mean that if you have an electrical stove also put in a gas inlet in that location. Sometimes a gas fitting in the region of a wooden fireplace is a good idea because it is not always suitable to light a wooden fire and sometimes you need fast easy gas heating.

### **Island kitchen bench**

If you have a central kitchen bench make sure that Power Point's are attached on some corners or faces so that you can use electrical appliances in the central preparation area. Also consider any plumbing that needs to be installed in this area for sinks and wash up areas.

### **Television fixings and antenna outlets**

Consider television positions in the house for example do you want a kitchen television set so that you can watch TV while you cook.

### **Window tinting**

Window tinting is an added expense but is used more frequently in modern day building to prevent solar radiation from entering the home. Make sure you investigate the different types of tint you will use because there are different brands on the market. Also consider the internal reflection created on the inside of these windows and if you like it or not?

### **Types of flooring**

Consider the differences between fixed and floating flooring the former is more expensive than the latter and most people prefer the fixed version if they can afford it.

### **Ceiling access**

Be aware that you have adequate ceiling access for any additions, modifications or the need to access the roof area from the inside.

### **Brand name PC Items**

If you have specified "Brand Names" for paint or PC items, insist the builder complies unless you are looking for cost savings, then do your homework on the alternatives.

### **Flooring finishes and specific products/ brands**

Make sure that you understand exactly what type of protective finish they are going to apply to your floor and check that the painters use the exact wood varnishing and wood staining brands that you have chosen. There are visible differences between brands and their final finish effects.



### **Floor coverings change technical measurements**

Decide in advance what floor coverings will be the dominant feature of the house i.e.; carpet, timber, tiles, vinyl or other. This may affect the heights of floors particularly from bathroom to hall or final cabinetry fittings.

### **Is your linen press large enough?**

Women often complain when the house has been built that not enough space has been incorporated for the linen press. Often architects seem to forget this rather mundane but practical necessity.

### **Taps for gardening**

For easy gardening make sure you have plenty of tap access points around the house. Also consider taps positioned into the garden landscape some distance from the house when the plumber's going to be on site.

### **External power points**

Provide external power points, most useful for B-B-Q areas both for electric cooking, lighting and electric garden machinery like high pressure hoses for cleaning.

### **Internal power points**

You can never have enough power points positioned in accessible places around the house and don't forget the hallway for vacuuming purposes. It is much more expensive and difficult to put Power Point's in at a later stage.

### **Capturing clean rain water**

If you are installing rain water tanks for drinking and general use then think about installing "First flush" installations in your roof down pipe system to catch the cleanest of water.

### **Pre-installed air conditioning hoses and power**

If you intend installing air-conditioning after the build consider putting in the pipe work (within walls) during the build. This saves unsightly pipes on your outside walls and can save on costs.

### **The benefits of ceiling fans**

These days ceiling fans are back in vogue and about time too! Useful for both summers to keep the air moving (moving air is cooler than still) and winter (to force the warm air downwards) especially in bedrooms.

### **Windows exposed to direct sunlight and rain**

If you have exposed windows consider shade awnings over (Basix may require this anyway) and eco friendly glass.

### **Fly Screens**

Understand that in fire hazard areas you will have to use metal fly screen material rather than the cheaper cost effective alternatives.



### **Spend more time on lighting design both internally and externally**

Have a detailed lighting plan from your designer or design it yourself. Lighting can be tricky either too much or not enough, but specify LED's which give a better light and are Eco friendly. Space them according to the manufacturers specifications for best results.

### **Insulation saves on power bills**

Talking about green/passive building, use plenty of insulation to wrap the building to trap thermal heat mass in winter. North facing aspects with smart design for services (i.e. bearers and joists).

### **Wood varieties for fire hazard areas**

In fire zone areas use steel bearers and joists for veranda areas with specified Australian hardwood for decking and exposed timber cladding. There are 7 fire resistant timbers available at this time, Blackbutt, Merbau, Red Ironbark, River Red Gum, Silvertop Ash, Spotted Gum and Turpentine.

### **Bathroom lighting**

In the bathrooms ensure lighting is placed as close to the mirror as possible (some like it on top of the mirror or even surrounding it). Why? The light needs to fall fully on the face to eliminate shadows.

### **Nesting and purchasing birds**

Although we all love birds the reality is that birds can cause damage not to mention the mess that they can make if given the opportunity to perch and nest (like swallows) on ledges, window frames, trusses, exterior beams and any other structural elements that you provide for them. Be aware that some architectural and design elements that look really good can soon after construction become problem areas when it comes to bird life. We have actually seen our clients board up areas and stick wire mesh over beautiful architectural elements out of sheer desperation to get rid of the bird problem.