



NEW HOME GUIDE

Informative Guide for Building Your Dream Home with SKECO

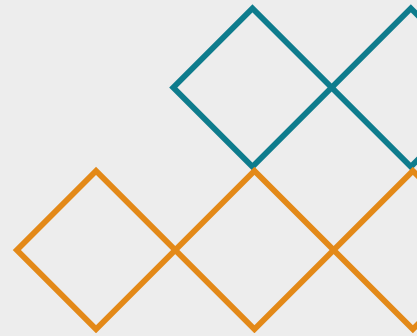
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Welcome to SKECO Building Design, where your dream home becomes a reality.

Our expert team is dedicated to crafting innovative and personalized building designs that reflect your unique style and lifestyle



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ABOUT SKECO BUILDING DESIGN

Discover the epitome of contemporary living with SKECO, your premier building design company nestled in the Sunshine Coast, Queensland. Established in 2018, our commitment is to elevate the experience of crafting exceptional new residential homes that seamlessly blend innovation and style.

Specialised in New Residential Homes

At SKECO, we specialize in turning the vision of your new dream home into a reality. Whether you're embarking on the exhilarating journey of building a new residence, our dedicated team is here to guide you through every step of the process. We collaborate closely with you to create bespoke floor plans that optimize space and light, ensuring your new home is a perfect reflection of your aspirations.

Our Commitment to Your New Home

At SKECO, we understand that your home is a canvas for your future, and our team is passionate about bringing that vision to life. From conceptualization to the final details, we work tirelessly to ensure that your new home not only meets but exceeds your expectations.

We are your trusted partner in creating a home that is as unique as you are. Welcome to SKECO – where the art of designing new residential homes meets unwavering dedication. Your dream home is on the horizon.

DESIGN PROCESS OVERVIEW



OUR DESIGN PROCESS

PRE-DESIGN PHASE

The pre-design phase serves as a crucial information-gathering stage, laying the groundwork for subsequent design phases. During this phase, our primary objective is to delve into every aspect of our clients' personality, lifestyle, and requirements. We aim to ascertain both current spatial needs and anticipate future requirements, along with determining how the space should be utilized, organized, and arranged. This comprehensive information is compiled into a document, detailing the project's rooms, spaces, approximate sizes, and any specific qualities or unique features sought by the client.

Simultaneously, the pre-design phase involves a meticulous examination and documentation of existing conditions at the project site. This typically encompasses a land survey to identify property lines and measure existing structures. Background research is conducted to gain insights into how the site interacts with its surroundings, climate, people, and relevant regulations.

At SKECO, we highly value open communication and collaboration with our clients throughout the design process. We actively encourage our clients to share any relevant images or visual inspirations that resonate with their vision for their new residential home. Your unique perspective and preferences are paramount, and by sharing images that inspire you, it provides us with valuable insights into the aesthetics, styles, and elements that you envision for your dream home. This collaborative exchange ensures that our design team can precisely capture and translate your aspirations into a bespoke, personalized design that reflects your individual taste and fulfills your residential dreams. Your input is instrumental in shaping a home that not only meets but exceeds your expectations.



OUR DESIGN PROCESS

SCHEMATIC DESIGN PHASE



During the Schematic Design phase, we initiate the translation of the Program into a streamlined building design. This stage marks the exploration of various design concepts, allowing us to test options and establish a preliminary sense of the project's aesthetic and functional characteristics. While the floor plans and overall project shape take initial form, detailed considerations regarding materials and specific features will be addressed in subsequent phases. Throughout Schematic Design, we conduct multiple meetings to present conceptual ideas to our clients, utilizing visual aids such as images of previous projects and models to illustrate the size, shape, and spatial relationships.

We closely observe and consider your reactions, refining the concepts based on your feedback until we mutually agree on a design direction to further develop in subsequent stages. Client engagement is integral during this phase, and your approval of the Schematic Design is sought before progressing to the next steps. We encourage open communication and appreciate thoughtful feedback, ensuring that any clarifications or adjustments can be addressed early in the design process when flexibility is at its peak.

OUR DESIGN PROCESS

DESIGN DEVELOPMENT

In the Design Development phase at SKECO, we propel the design forward significantly, building upon the approved floor plan and exterior concept from the preceding stage. Our primary focus during this phase is to intricately define and develop key aspects of the project, culminating in the creation of detailed drawings and an outline specification. These documents serve as invaluable tools for presenting the project to potential contractors for preliminary cost estimating. If adjustments are deemed necessary to align the project scope with the construction budget, we believe in addressing them promptly for optimal efficiency.

Once the project is confirmed to be on track, we delve into discussions about interior and exterior materials, refining functionalities, and fine-tuning the layout of indoor and outdoor spaces. It is in this phase that our clients often experience the project coming to life, envisioning themselves in the new space. By the completion of the Design Development phase, the building's exterior will be more comprehensively designed, the interior layout finalized, dimensions of all spaces determined, and the selection of most materials completed. At this juncture, we integrate a structural engineer into the team, and, depending on project complexity, engage consultants for HVAC, plumbing, and electrical systems.

The deliverable at the end of this phase includes a more detailed set of drawings that effectively communicate the overall layout and volume of the building or space, specifying significant equipment, and outlining the type of material or finish for every surface of the project.



OUR DESIGN PROCESS

BUILDING PERMITS

In this crucial phase, we augment the drawings with any necessary additional information essential for obtaining a building permit. This involves incorporating details that demonstrate the project's compliance with relevant land use, building, and energy codes, as well as adhering to any additional guidelines and regulations stipulated by the city or jurisdiction overseeing the permit issuance. Subsequently, we meticulously compile and submit these drawings, alongside the requisite forms for the permit application, to the local plans reviewer.

Throughout the review period, we actively monitor the progress and promptly provide any supplementary information or clarifications as requested. This phase generally requires minimal involvement from our clients, except for a touch of patience. Our objective is to navigate your project through this stage swiftly and seamlessly, although the duration and cost may vary based on the jurisdiction, project complexity, and any specific considerations such as historic district or community design reviews.



CONSTRUCTION DOCUMENTS

During this pivotal phase, we meticulously transform the Design Drawings into an exhaustive and precise set of Construction Documents. These documents, comprising detailed drawings and specifications, encapsulate all the essential information, dimensions, and notes needed to effectively convey the entire design vision to the builder. We intricately illustrate how building components should be interconnected, specify materials, finishes, fixtures, equipment, and appliances to be installed, and ensure seamless coordination with the structural engineer's and any other consultant drawings.

The Construction Documents phase, although it may come as a surprise to clients as the design seemingly concludes after Design Development and Permit Documents, is a vital step in ensuring the successful and accurate execution of the invested design. It's important to note that, early in this phase, some options may still be under consideration for certain specifications. Clients should be prepared to make decisions during this period, and while we offer recommendations and education about the available options, the ultimate decision rests with you – the one who will occupy and maintain the home or building. Your final say is paramount in shaping the realization of your vision.

OUR DESIGN PROCESS

FINDING A BUILDER

We take pride in introducing our clients to a selection of trusted and reputable builders with whom we have established strong working relationships. We are readily available to participate in interviews and walk-throughs, aiding in the assessment of contractor qualifications.

Our support extends to assisting in the acquisition and review of bids. While some clients may already have a preferred contractor in mind, many benefit from our extensive network and relationships within the industry to find the ideal builder for their project.

Your satisfaction and confidence in the construction process are paramount, and we are dedicated to facilitating a seamless collaboration between you and our trusted builder.



CONSTRUCTION ADMINISTRATION

While most of the building designer's work is done before any construction begins, our involvement during the construction phase remains crucial. We visit the jobsite at intervals to answer questions from the builder and proactively address potential issues. The frequency of our site visits could be as needed depending on the project and your preferences. It is vital to have us available to ensure the finished project meets your and our own expectations. Inevitably, some decisions might be made or modified in the field, and our involvement and ability to work quickly with your contractor to solve problems are essential for helping you avoid costly delays and change orders.

Choosing a building designer is a significant decision, and at SKECO, we are committed to delivering exceptional service and expertise throughout every phase of your project. With a focus on collaboration, attention to detail, and a dedication to meeting your expectations, we believe that choosing SKECO as your building designer ensures a smooth and successful journey towards the realisation of your vision. Your satisfaction is our priority, and we look forward to bringing your dream project to life.

VISUALISING YOUR DREAM

At SKECO Building Design, we understand the importance of visualizing your project before it comes to life. Our 3D visualisation options cater to diverse preferences, offering a range of choices to enhance your understanding of the design. Starting with basic **grey-tone representations** straight from our modeling software, we provide a fundamental glimpse into the spatial layout and design concepts



Moving beyond the basics, our **artistic renders** elevate the visual experience. These renders incorporate color, textures, and lighting, bringing your project to life with a touch of creativity. For those seeking an even more immersive preview, our **photorealistic renders** use advanced 3D visualisation software to create images that closely resemble the final outcome, allowing you to virtually step into your envisioned space.

For a truly dynamic showcase, we offer **3D video animations** that take you on a virtual tour of your project. This immersive experience provides a realistic sense of scale, flow, and ambiance, allowing you to explore every corner of your future home or building. Whether you prefer a simple representation or a detailed walkthrough, our 3D visualization options ensure that you have a clear and captivating preview of your design before construction begins.



MEET THE TEAM



STEVE CLARIDGE

Managing Director

Steven has worked in the home design field for over 15 years, developing a distinctive Queensland design style that reflects our enviable climate. He has worked throughout the State, including in remote locations, and relishes the challenge of creating unique buildings that delight clients with their liveability, affordability and their sustainable design.

Steven's building designs have received regional, state and national design awards and he is recognised by his peers as an industry leader. He is the former State President of the Building Designers Association Queensland



RYAN CARTER

Senior Building Designer

Ryan, an accomplished Building and Interior Designer, graduated from TAFE East Coast Queensland in 2016. With a solid foundation in Graphic Design dating back to 2001, he has consistently stayed ahead of the curve in contemporary design. His unwavering passion for architecture and design, coupled with a commitment to precision and a discerning eye for aesthetics, distinguishes him within the industry.

Ryan adeptly navigates Queensland's diverse building landscape, using his expertise in modeling software and 3D visualization to address challenges, crafting innovative solutions that seamlessly blend aesthetics with functionality for creative and forward-thinking designs.



JOEL O'BRIEN

Building Designer

Joel is a qualified Building Designer and Interior Designer, having graduated from TAFE Queensland in 2021. His passion for design is deeply rooted in his extensive 17-year background in the construction industry, where he has served in various roles such as carpenter, supervisor, and building estimator.

Joel's wealth of hands-on experience has equipped him with a comprehensive understanding of construction practices, enabling him to approach design challenges with meticulous attention to detail. He thrives on the complexity of translating abstract concepts into concrete realities



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