



MJ Drafting & Designs

Turning Lines Into Visions

New Home Design Brief

Client Name(s): _____

Address: _____

Phone: _____

Email: _____

Site Address: _____

Date: _____

1. Project Overview

What type of project are you planning?

☐ New Single Storey Home	☐ New Double Storey Home	☐ Rural / Lifestyle Home
☐ Duplex / Dual Occupancy	☐ Granny Flat	☐ Other:

What stage are you currently at?

☐ Investigating Options	☐ Have Purchased Land	☐ Land Under Contract
☐ Seeking Design Concepts	☐ Ready for Detailed Design	☐ Ready for Building Approval

Desired Construction Budget

(Excluding Land)

\$ _____

Desired Completion Date

2. About Your Family

Who will be living in the home?

Occupant	Age
Adult 1	_____
Adult 2	_____
Child 1	_____
Child 2	_____

Child 3	
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Future Family Plans

- ☐ No Future Changes
- ☐ Growing Family
- ☐ Elderly Parents
- ☐ Adult Children Returning Home
- ☐ Other

3. Lifestyle & Living Requirements

What is most important to your family?

Rate from 1 (Not Important) to 5 (Very Important)

Requirement	Rating
Entertaining	
Outdoor Living	
Privacy	
Open Plan Living	
Natural Light	
Views	
Storage	
Home Office	
Energy Efficiency	
Low Maintenance	

Describe a typical weekend at home.

4. Accommodation Schedule

Bedrooms

Master Suite: ☐ Yes	Walk-In Robe: ☐ Yes ☐ No	Ensuite: ☐ Yes ☐ No
Additional Bedrooms Required: _____	Guest Bedroom Required: ☐ Yes ☐ No	

Bathrooms

Main Bathroom: _____

Ensuites: _____

Powder Rooms: _____

Separate WC: ☐ Yes ☐ No

5. Living Areas

Select all desired spaces.

☐ Family Room	☐ Theatre Room	☐ Games Room
☐ Activity Room	☐ Lounge Room	☐ Kids Retreat
☐ Study Nook	☐ Home Office	☐ Library
☐ Gym	☐ Hobby Room	

Comments:

6. Kitchen Requirements

Kitchen Style

☐ Contemporary	☐ Hamptons	☐ Modern Farmhouse
☐ Industrial	☐ Traditional	☐ Other

Desired Features

☐ Island Bench	☐ Scullery	☐ Walk-In Pantry
☐ Butler's Pantry	☐ Appliance Cupboard	☐ Double Oven
☐ Wine Storage	☐ Breakfast Bar	☐ Coffee Station

Other:

7. Outdoor Living

Desired Features

☐ Alfresco	☐ Patio	☐ Swimming Pool
☐ Outdoor Kitchen	☐ Outdoor Fireplace	☐ Children's Play Area
☐ Lawn Area	☐ Pet Area	☐ Workshop

Comments:

8. Garage & Storage

Garage Requirements

☐ Single Garage	☐ Double Garage	☐ Triple Garage
☐ Caravan Storage	☐ Boat Storage	☐ Workshop Space
Storage Priorities	☐ Linen Storage	☐ Seasonal Storage
☐ Sports Equipment	☐ Tools	☐ Bulk Food Storage
☐ Separate Storeroom		

9. Site Information

Land Details

Lot Number: _____

Estate/Suburb: _____

Lot Width: _____

Lot Depth: _____

Total Area: _____

Site Features

☐ Flat Site	☐ Sloping Site	☐ Corner Block
☐ Battleaxe Block	☐ Views	☐ Existing Trees
☐ Easements	☐ Sewer Line	☐ Retaining Walls Required

Comments:

10. Sustainability & Energy Efficiency

Rate Importance

Feature	Rating
Solar Orientation	_____

Solar Panels	_____
Battery Storage	_____
Double Glazing	_____
Cross Ventilation	_____
Water Efficiency	_____
Energy Efficient Appliances	_____

11. Design Style

Preferred Style

☐ Modern	☐ Contemporary	☐ Hamptons
☐ Coastal	☐ Industrial	☐ Traditional
☐ Farmhouse	☐ Minimalist	☐ Other

Describe your dream home in three words.

- 1.
- 2.
- 3.

12. Must-Haves vs Wish List

Must-Haves

- 1.
- 2.
- 3.
- 4.
- 5.

Nice-to-Haves

- 1.
- 2.
- 3.
- 4.

5.

13. Budget Priorities

If your budget becomes tight, what would you rather keep?

☐ Larger Home	☐ Better Kitchen	☐ Better Bathrooms
☐ Outdoor Living Area	☐ Higher Quality Finishes	☐ Energy Efficiency Features
☐ Larger Garage	☐ Swimming Pool	☐ Landscaping

14. Inspiration

Please provide links, photos, Pinterest boards, floor plans, or examples of homes you like.

- 1.
- 2.
- 3.
- 4.
- 5.

What do you like about these examples?

15. Additional Information

Please note any special requirements, concerns, accessibility needs, future plans, or other information that may assist with the design.