



## External walls and frames

- What type of climate are you building in?
  - Humid  Yes  No
  - Dry  Yes  No
  - Hot  Yes  No
  - Cold  Yes  No
- Is your home going to be located somewhere:
  - Coastal  Yes  No
  - prone to bushfires  Yes  No
  - prone to cyclones  Yes  No
  - windy  Yes  No
  - that experiences a lot of rainfall  Yes  No

*All of these conditions can affect how your external walls need to be planned.*

- Will your walls and frame suit the conditions in your location?  Yes  No

*Some materials may be more durable than others under different conditions. Metals, for example, aren't always appropriate in salty coastal areas.*

- Have you properly planned your walls in terms of thermal mass?  Yes  No

*Walls that are built from materials with a high thermal mass will provide more warmth in cold months, but how they heat the house in warmer seasons is also a big consideration. Check your local building code requirements.*

- Do you know what sort of building envelope is best suited to the climate in your area?  Yes  No

*A 'tight' building envelope restricts air movement and suits cooler climates, a 'loose' building envelope allows air flow and may better suit certain styles of homes in warmer or tropical climates.*

- Are you building in an area that is prone to cyclones?  Yes  No

*Many areas in the north of Australia require walls and frames to adhere to a cyclone code.*

- Do you live in a bushfire-prone area?  Yes  No

*Homes in bushfire-prone areas are required to adhere to specific rules based on what's known as their Bushfire Alert Level, or BAL.*

- Does the area you live in have restrictions on the paint colours and materials that you can use for external walls?  Yes  No

*Some local councils and owners' corporations have rules that govern how the exterior of your home can look.*





## Internal walls

- Have you planned for adequate waterproofing for internal walls that are in wet areas like bathrooms and laundries?  Yes  No

*Some internal walls in bathrooms, kitchens and laundries will use different materials - like fibre cement sheeting rather than fibreboard - to ensure that they aren't damaged by water.*

- Have you considered how partition walls will divide your house, and how they will impact other aspects of your home?  Yes  No

*The placement of partition walls affects how space is distributed, how sound carries, and how windows, lighting and climate control need to be designed.*

- Are you going to build curved internal walls in your home?  Yes  No

- If so, have you considered the potential light and sound deflection, and how much space it will effectively occupy in the room?  Yes  No

- Have you considered how your internal walls will be insulated?  Yes  No

*Sound-proofing acoustic insulation and thermal insulation can be added to improve comfort in your home.*

- Are you planning to create feature walls in any area of your house?  Yes  No

- If so, have you taken into account the positioning of the wall, as well as the colours, lighting and furnishings in the room?  Yes  No

*A feature wall can add colour and detail to an otherwise dull room, but must be carefully planned.*

## Ceilings

- Have you considered how your choice of ceiling design will affect the look of your home?  Yes  No

- If you are planning on installing a special ceiling, have you made sure that it can be adequately supported by your house's frame?  Yes  No

*Ornamental beams and coffering can look great, but they also add a considerable load. Check with an engineer if you plan on installing additional ceiling materials.*

- If you are planning on installing a dropped ceiling, have you checked that your ceiling height will be a minimum of 2.4m after completion?  Yes  No

- Have you considered how your ceiling will affect the acoustics in the room, and heating, cooling and lighting requirements?  Yes  No

*Rooms with higher ceilings will require extra heating, cooling and lighting.*

## Mouldings

- Do the mouldings you plan on using suit the style of your home?  Yes  No

*Mouldings are a great way to add detail, but work best when planned as a part of the overall design.*

- Are the materials you are using for mouldings suitable for their purpose?  Yes  No

*While ceiling roses can be made of plaster, other mouldings may need to be made of significantly tougher materials to ensure longevity.*





- Have you considered using recycled mouldings?  Yes  No

*In some cases, recycled mouldings can add charm and character to your home.*

- Have you considered how mouldings can be used to protect your walls?  Yes  No

*Dado rails can protect your walls from chairs in eating areas, and skirting boards can help prevent scuffs and foot marks throughout your home.*

## Renovations

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- Does your house share a wall with a neighbouring home?  Yes  No

*These sorts of walls are called party walls and normally require special design for the purposes of soundproofing and fireproofing.*

- If so, do you plan to do renovation work on the party wall, and if yes, have you gotten consent from your neighbour?  Yes  No

- Have you checked to see if your party wall complies with Australian building regulations?  Yes  No

- If you plan on removing or relocating walls, has your builder checked the plans to ensure that the wall is not a load-bearing wall?  Yes  No

- Have you considered how partition walls will divide your house, and how they will impact other aspects of your home?  Yes  No

*The placement of partition walls affects how space is distributed, how sound carries, and how windows, lighting and climate control need to be designed.*

- Do you know if you have asbestos in the walls and ceilings of your home?  Yes  No

*Asbestos is extremely dangerous when handled incorrectly. If you suspect you have asbestos in your home, it's best to have it professionally removed.*

- Can you recycle any of the materials you are removing in order to carry out your renovations?  Yes  No

- Have you considered how the walls you are renovating will be insulated?  Yes  No

