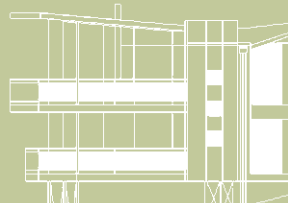




ARCHITECTURAL NEW HOMES + RENOVATIONS



Imagine...

*a **design uniquely yours**; an architectural solution which encompasses your lifestyle, your environment and your dreams; an **innovative design** cognisant of **energy efficiency and sustainability** which considers maintenance and total life cycle costs.*

Refine...

*your design and documentation in full 3D – experience and direct your design as it emerges from initial concept sketches to final colour selections via **internal walk-throughs**, and **external fly-overs**. Our software provides you with the confidence to guide and assist decision making.*

Perform...

*our friendly team guides you through the various architectural aspects of building design, documentation and construction processes (**including interior design, outdoor living and master planning for the future**). We manage and collaborate with other professionals (town planners, certifiers, engineers, builders) to provide impartial advice under **one unified design direction**.*

IRP Architects Pty Ltd

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Australian
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Registered: QLD 2926 ABN: 43 137 190 026

Architectural Service Stage

Please note all services exclude fees for:

Detail & identification surveys, townplanning consultants, advertising costs, models, professional perspectives, engineering/specialist sub-consultants, private certification, energy efficiency assessment, fines/levies & any authority/approval fees etc.

Concept Designs

Produce concept sketches of the proposed floor plan & building form for client discussion & client brief review/development purposes. Includes initial consultation & site measure up for renovations. Staging/masterplan options may be included with a maximum of 6 options/variations.

Schematic Design Development

Refine the design of the preferred option, including plans, elevations & sections & building material selections to a level suitable to request quotes/advice & to co-ordinate with specialist consultants, & also to request indicative costs & construction advice from suitable builder/s. Includes design revision &/or staging masterplan to reduce costs following builders preliminary costs.

Tender Negotiation – Preliminary

Request preliminary/indicative costs & construction advice from preferred builder/s. Provide documentation, respond to queries & discuss if amendments, staging etc is required to suit client budget. Establish project budget & scope with Client.

Consultant Co-ordination

Determine & request quotes/advice from specialist consultants, on behalf of the client. Assist townplanner with DA submission where required. Liaise & co-ordinate with required consultants throughout the contract documentation stage, (engineer, certifier etc). Assist certifier with documentation for building approval submission.

Contract Documentation

Determine scope of work to be documented for building approval & construction. Produce detailed site plan, 1:100 plans, sections, elevations & window/door schedules. Architectural documentation to be co-ordinated with specialist consultant team suitable for authority applications/submissions, & for formal builders' quotes. Includes for minor amendments following preliminary costs review. Excludes documentation of future stages/masterplan, or any significant amendments required following review of Contract Sum tenders.

Lighting & Electrical Layouts

Produce reflected ceiling plans, nominate location of electrical power, communication, data, lighting & mechanical services for standard residential inclusions.

Detail Design Documentation

Produce 1:50 Room layouts, plans & elevations, including nomination of joinery & tiling extent. Detail design of unique/architectural construction details.

Interior Design

Produce schedules & colorboards of preferred material, colour & finishes selections, with client participation. Include proposed finishes in 3-D perspectives for client review & adjustment.

Specification Selections

Nominate specification selections of door furniture/tapware/appliances, lighting & other sundry items with client participation. Includes visiting showrooms/stores with client for product selection advice & availability.

Tender Negotiation – Contract Sum

Determining a select tender list with Client. Providing architectural & consultant team documentation, responding to queries & assisting with negotiating the final contract price.

Construction Observation

Scope of service to be discussed & agreed upon with client – services may include:

Attend site visits, respond to queries from the builder, take site meeting minutes, review variations & extensions of time. Refine or amend the detail design with builders suggestions, available products etc.

Update finishes fittings & fixtures schedule. Update/adjust documentation to confirm site changes/variations. Respond to queries & matters during the defects liability period after practical completion.

Fee Proposal Schedule – Full Design & Documentation Services

Service Fees are based on **Total Covered Floor Area & Agreed % of \$ Construction Cost excl GST (JUNE 2024: Assume Construction cost of \$4 200- \$5 800/m2 + GST approx for new work - not renovations)**. Design & Documentation Fees are approximate based on a proposed construction budget & may be subject to adjustment following preliminary construction cost review at the end of the Schematic Design Development stage.