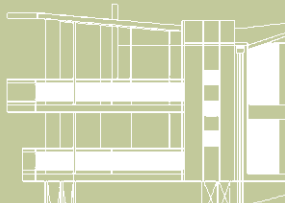




ARCHITECTURAL NEW HOMES + RENOVATIONS



## 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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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 2025: Assume Construction cost of \$3 200- \$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.