



Renovation Feasibility Report

Making a Start

An Archicentre Australia Renovation Feasibility Report ('Report') is a feasibility study which will explore your property's potential and provide information to help you to decide whether to proceed with your project and whether to engage your Archicentre Australia Architect for ongoing services.

The presented Report is a response to your project requirements and objectives, and considers your existing home and site, your budget, sustainability and possible regulatory issues.

This Report is not intended to provide the final design solution for your renovation, but to present you with a visual representation of an initial feasibility study. This is intended to help you to re-assess, confirm or clarify your needs.

This Report has been prepared by your Archicentre Australia Architect on behalf of Archicentre Australia – a division of ArchiAdvisory Pty Ltd.



CLIENT DETAILS

Name	Fred Sample	Booking No	2700
Telephone No	1234 456 678	Mobile No	1234 456 678
Report Date	28 April, 2018		

ASSESSMENT DETAILS

Address of Property	7 Sample Street				
Suburb	Sampletown	State	SA	Postcode	5000
Date of Assessment	28 April, 2018	Time of Assessment	11am		
Existing Use of Building	Residence				
Weather conditions	Fine				
Verbal summary to	Fred Sample	Date	28 April		

ARCHITECT DETAILS

Name	Sydney Sample	Registration No:	Sample 123
Address	10 Sydney Road, Sampletown, QLD		
Email	syd@samplesimple.sample	Phone	(07)Sample



The Scope of this Report

This Report is based on a visit to your home and a meeting with you to discuss your project requirements and objectives.

What is included in this report

This Report includes the following:

- Description of your site;
- List of your project requirements and budget;
- Rough sketch floor plan of your existing home, if you do not already have one;
- Sketch floor plan of your Design;
- Sketch view of the Design as appropriate;
- Outline of some of the design issues that were considered by the architect in creating the Design;
- Outline of some of the sustainability features of the Design;
- Preliminary advice of relevant Council and statutory authority approvals required;
- Broad opinion of cost for the Design;
- Outline of the design and building process;
- Outline of the roles of other consultants;

Notes:

Further detailed work outside the scope of this Report will be necessary to develop the Design. The Design will evolve as your needs are explored, assessed and fine-tuned to the point where it will be ready to begin construction documentation.

This further detailed work may also include structural engineering, development/planning consent and/or building construction approval, assessment of ground conditions, energy, asbestos (and other latent factors), as well as other investigations and/or considerations.

What is not included in this report

The following are specifically not included in this Report:

- Detailed Planning or Development control requirements;
- Detailed investigation of existing site and building conditions;
- Suggested construction methods, building materials, finishes, services, equipment, or systems;
- Suggested fittings, fitments and equipment;
- Detailed joinery, interior or landscape design;
- General or construction dimensions, including set- outs, offsets, levels and site features;
- Opinion of probable costs with respect to the above (these will depend on the outcome of decisions made during the future design development and documentation process).

• Existing Home and Site

The following points describe your existing home and property:

HOME & PROPERTY

An appraisal of the property occurred on 28 April, 2018.

The existing timber framed residence (about 30 years old) includes a corrugated iron roof and tiled concrete slab floors. A carport is attached at the southern flank.

The building is sited well into a gently sloping and substantial parcel of land – with commanding north western views from front living rooms.

Neighbouring properties include freestanding residences on similarly well proportioned sites.

Vehicular access is achieved at the south east side.

• Project Requirements

The following points describe your requirements for your project:

OVERALL OBJECTIVE

Given statutory planning parameters outlined by the Planning Scheme and the extensive site size, expand and customise the existing building for the long term.

CLIENT REQUIREMENTS

1. Retain the front gable forms and entrance experience from the street.
2. Provide a 21st. Century response to improvement of existing building stock – particularly for thermal performance and internal/external living.
3. Provide an additional bedroom/study and associated separate living space. Investigate planning and form options – with particular attention to the western edge of the site. Include an ensuite (shower, basin, toilet suite, linen) and some robe space as part of the study cabinetry. Consider aspect and a potential mezzanine element.
4. Maintain lounge and dining space.
5. Consider a range of improvements at the existing kitchen including improved integration into the existing Alfresco area.
 - Refit the kitchen - include 2 door fridge, wall oven, 900 hotplate, 1½ sink, improved storage, island bench.
 - Living space to include television integrated into cabinetry - books, display and drinks.
 - Maintain wood fired heater.
6. External planning considerations include:
 - Site security – possible new front fence and associated remote controlled gates.
 - Carport area to include general bulk storage – could be restated in the form of a bulk store adjacent to cars; possible gates or door to conceal cars in carport or rear yard.
7. Other improvements to include:
 - remedial works to the existing - painting, roof cleaning, water tank servicing;
 - new and expanded electrical distribution board;
 - ducted air conditioning;
 - photo voltaic collectors and battery system.

IMPORTANT FEATURES FUNCTIONS OR ELEMENTS

Consider a staged approach.

Site planning to take into consideration issues such as overlooking.

Provide improved thermal performance.

Provide a cost effective solution.

BUDGET

Rather than working back from a specific amount, provide an elaboration of costs - from which scope can be developed. As a guide, what can be done for around \$300K building only.

• Design Consideration

The following notes outline the items that were considered in the preparation of the Design:

The master planned strategy outlined by the drawings addresses the brief of client requirements by a synthesis of the following issues:

- **SITE PLANNING.**

The site location, site size and northern flank at the entrance and rear garden set the scene for design consideration.

The site area being greater than 1500m² offers a degree of siting freedom so long as "Planning Scheme" issues are satisfied.

An important matter of any addition under these circumstances is a comprehensive understanding of site analysis. Particularly in this case where neighbours are in close proximity, a site analysis satisfying the relevant building surveyor will guide developed design efforts. As well, energy efficiency measures will be included in consideration of site planning and shading.

This aside, site planning requires consideration that ground levels are excavated at the west to facilitate a two level solution.

The proposed strategy describes a tailoring of a number of zones and facilities that intersect in a progression of experience from the front boundary.

These zones include:

- An established front garden – leading from a secure front fence to the entrance through an arbour.
- A re-stated set of textures to front hall, living, dining and improved main bedroom complex.
- A re-stated kitchen/pantry, integrated into the Alfresco by means of southerly additions to each. Living space extends out to a terrace and Alfresco featuring a translucent roof and framed by garden.
- An augmented ground floor – providing a study or sitting space at the west – focussing on the northern garden aspect.
- An augmented upper mezzanine floor – providing a bedroom and ensuite off the stairwell and being improved architecturally and thermally by inclusion of insulation and ducted air conditioning.
- A car storage zone with added deep cupboard at the southern edge.

- **FORM.**

Existing gable and hipped roof features can be reinforced by including a new regime over a new mezzanine bedrooms and ground floor sitting room addition.

A complementary gable facade can accompany the Alfresco entertainment zone – being framed by means of batten fretwork.

Efforts at the front of the site can avoid comparison with the building by appearing as an incidental arbour.

• Design Sustainability Features

The following notes outline some of the proposed sustainability features of the Design:

Use of double glazing – possibly with Low e to surface 2 where new windows are considered.

Bulk insulation to ceiling and (where accessible) floors – in excess of minimum regulatory requirements and acoustic insulation to the upper floor.

Eliminating use of low voltage light fittings.

Utilising an efficient hot water service – possibly upgrading to a solar close coupled system.

Including a photovoltaic system in the order of 4.5 kW.

• Relevant Required Approvals

The construction of the Design presented in this Report will require a number of statutory or regulatory approvals and/or permits. If you decide to proceed, further investigation into the nature and extent of work required to make application for these permits will form part of the further detailed work.

This may include obtaining a feature survey of your property, geotechnical (soil) investigations, confirmation of service easements and/or connection points.

You should seek advice from a professional consultant that provides these services - your Architect can assist you in their engagement.

The construction of the proposal presented in this Report will require the following approvals:

REQUIRED APPROVALS:

Development/Planning

Yes

Building/Construction

Yes

SAMPLE

Broad Opinion of Cost

Construction costs vary considerably depending on the type of construction, duration of the project, ease of site access, type of fixtures and fittings and market conditions. Completing the work in stages can make the costs more manageable, however this may also increase the total cost of the project.

Project quality and cost control can best be achieved by obtaining competitive tenders/quotations from a number of reputable builders, based on detailed documents prepared by an Archicentre Australia Architect. Assistance in cost control may also be improved by engaging a quantity surveyor.

The figures provided below are in the range of typical costs expected for a project of your type. (Please note that they are not quotations or estimates but merely broad opinions of the construction costs.) A more accurate opinion of probable cost will need to be prepared once more detailed drawings have been finalised. However, the tender process – obtaining quotations from suitable builders, leading to negotiation and the eventual signing of a building contract - is the only way of achieving certainty on price.

The information below is based on the preliminary information you have provided about your home and site and a preliminary visual assessment. A detailed analysis of the condition of your home and site features and conditions may affect the likely construction costs. If you decide to continue with your project and engage your Archicentre Australia Architect, this would be one of the next steps undertaken.

This broad opinion of Costs is based on the Design presented in this Report. If the Design changes, the broad opinion of costs may be different.

BROAD OPINION OF COST		
ITEM	Low Range	High Range
Demolition/Preliminaries	\$10,000	\$17,000
Remedial/Alterations - paint	\$25,000	\$32,000
New Building Shell	\$105,000	\$125,000
Fitout - cabinets, ensuite, kitchen mods	\$55,000	\$75,000
Services	\$18,000	\$25,000
External Works	\$20,000	\$27,000
Contractor's Margin	\$35,000	\$60,000
Subtotal:	\$268,000.00	\$361,000.00
GST:	\$26,800.00	\$36,100.00
Total	\$294,800.00	\$397,100.00

All or some of the following items may be necessary, but are not included in the broad opinion of cost:

- New or alterations to existing services connections;
- Escalation costs if the project is delayed;
- Items provided by the client, separate contracts, staging and miscellaneous items;
- Changes to the existing systems, plant or equipment;
- Landscaping, including paving, pool or spa, fencing, gates;
- Furnishing, drapes or blinds;
- Insurance and Local and Statutory Authority Fees;
- Professional Fees, e.g. architect, structural engineer, building surveyor, soil testing, features survey, energy-rating, quantity surveyor and legal;
- Unforeseeable costs for which it is wise to allow a 10-15% contingency sum

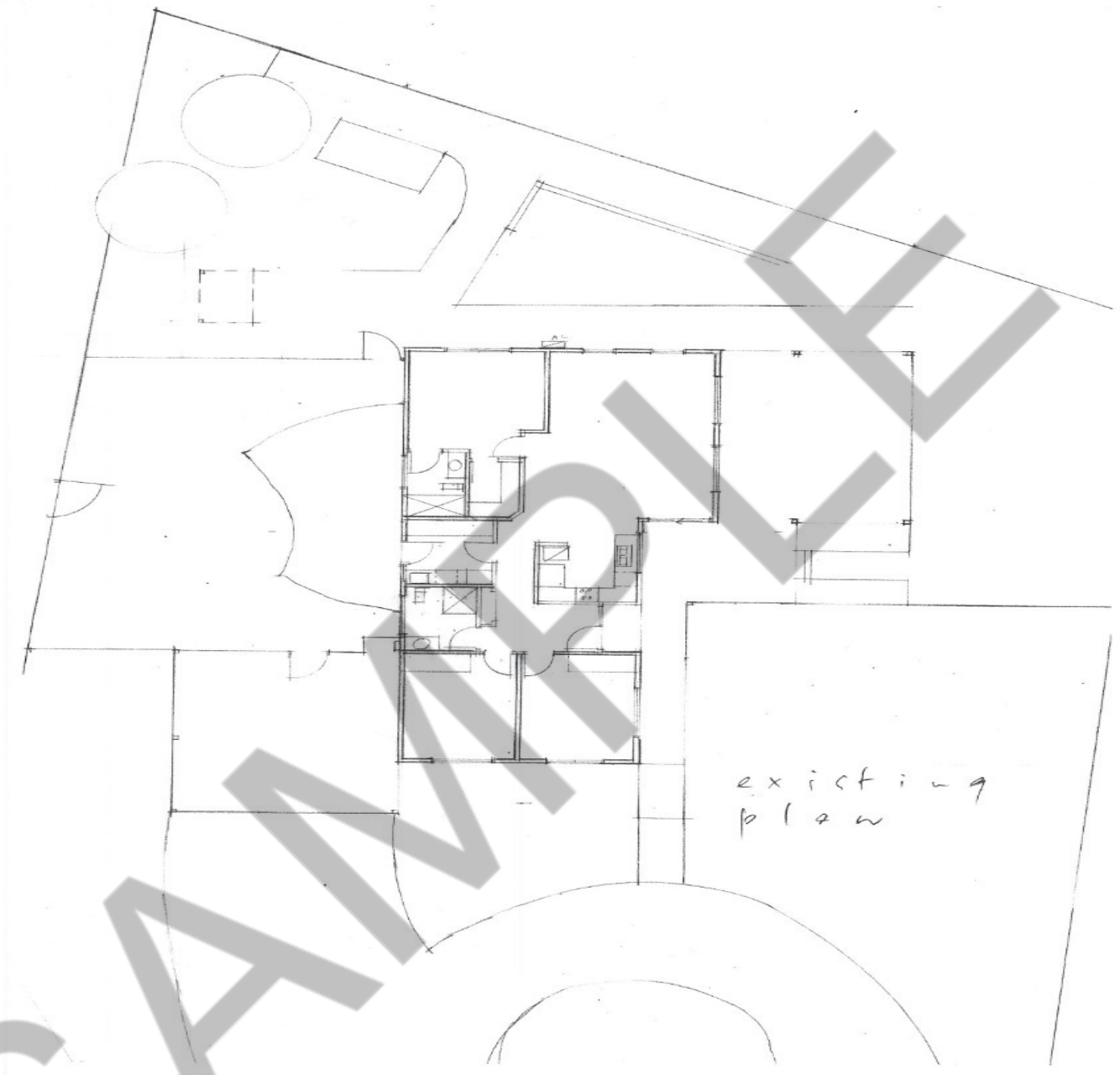
Who else is involved?

Other consultants are referred to in this Report and may be needed for your project. Your Architect can advise which consultants may be required for your particular project. Here is a snapshot of the services some of the usually required consultants provide. Please note that this is a summary only, not a complete list of the tasks they would or could perform as their services will be provided according to the terms of their engagement.

Who They Area	What they do
Land surveyor	Prepare different types of site information depending on your project. This may include: <ul style="list-style-type: none">• exact site boundaries, compared with fence lines;• ground levels and levels of existing buildings above the ground;• site contours;• exact locations of neighbouring or adjacent buildings;• building heights, and exact locations of significant features or vegetation;• location of easements.
Geotechnical (soil) engineer	Using specialist equipment, take one or more samples of soil from your site for analysis, provide information about its structure and make recommendations about the design of the new substructure of the building, such as the slab or footings.
Structural engineer	Design and document the structural components of your building such as the slab or footings, wall bracing, roof beams etc, based on the architect's design, geotechnical recommendations, and construction documentation. They generally prepare their own set of drawings and computations for the project which are usually mandatory for building permit/approval application.
Building surveyor	Issue the building permit/approval and check the construction documentation for compliance with the National Construction Code. Carry out on-site checks at major milestones during the build, such as completion of the slab and framing. Note that the building surveyor does not carry out quality inspections or check for compliance with the scope of the contract throughout the build.
Planning advisor	Advise on planning issues and may represent you at Council meetings or hearings. Generally required only for complex projects.
Energy rater	Analyse the project for compliance with required sustainability measures and provide advice regarding ways to achieve compliance, if required.
Quantity surveyor	Prepare independent cost estimates for the build and provide advice regarding budgetary issues.

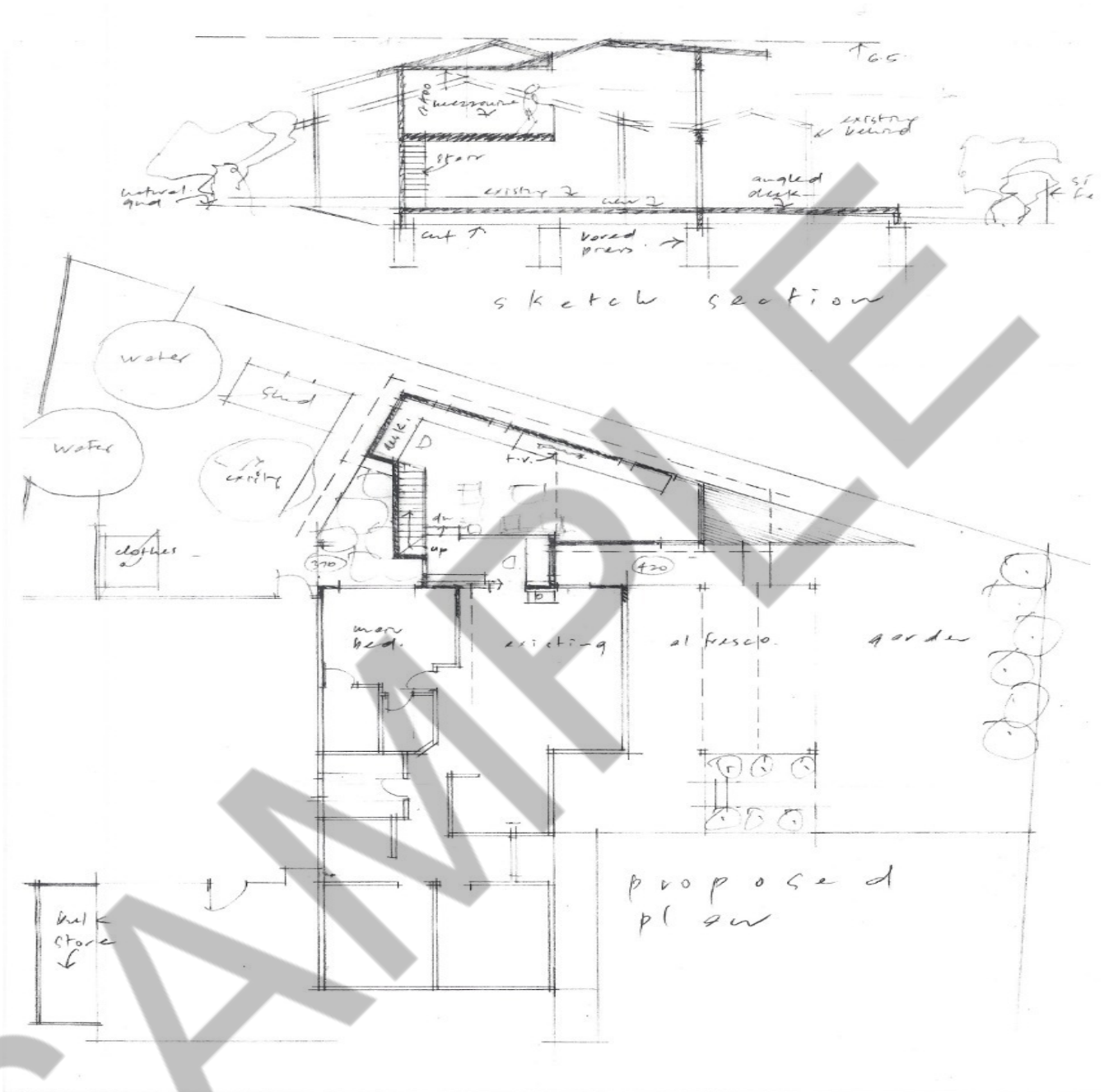
It is worth keeping in mind that managing the work of all of these consultants is a significant and skilled task and vital to the success of your project. Your Architect can ensure that this task is managed properly by preparing a scope of work for them, obtaining quotations and co-ordinating their work.

Drawings



Drawing 1

Drawings



Drawing 2

Attachments

The following selected Technical Information Sheets are an important part of this Report. These can be found in the Technical Information Booklet on the Archicentre Australia Supplementary Documents web page http://www.archicentreaustralia.com.au/report_downloads/ along with some additional information we hope you will find of interest.

ITEM		ITEM		ITEM	
Property Maintenance Guide	✓	Cracking in Masonry	✓	Treatment of Dampness	✓
Health & Safety Warning	✓	Roofing & Guttering	✓	Home Safety Checklist	✓
Termites & Borers	✓	Re-stumping	✓	Cost Guide	✓

Thank you

We thank you for the opportunity to prepare a Renovation Feasibility Design for you. We hope that you are excited by the Design presented and that you take advantage of the many additional services that your Architect can provide to assist you with the development of your project.

Terms & Conditions

This Report, which includes any appendices and referenced documents, has been prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd - and the named architect and is supplied to you (the named client) on the basis of and subject to these Terms and Conditions and the Scope of this Report as described above. Archicentre Australia accepts no responsibility to other persons.

The visual assessment undertaken for this Report will only include areas of the property that are safe and reasonably accessible. These areas will be determined by the architect at the time of visual assessment. Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations.

The Report is a preliminary feasibility study and must not be relied upon to proceed with the proposed construction. Significant further work will be required before proceeding including, for example, structural, engineering, development/planning consent and/ or building construction approval, ground conditions assessment, energy, asbestos (and other latent factor) investigations and/or considerations.

Please note that having provided you with an opportunity to read the Scope of the Report and these Terms and Conditions following upon you making a booking for the Report the architect has proceeded to prepare the Report for you and Archicentre Australia has proceeded to supply this Report on the basis that you have accepted the Scope of the Report and these Terms and Conditions and/or are deemed to have done so upon the architect arriving at the property and/or meeting with you.

The Report should be read in conjunction with any other Archicentre Australia Reports issued concurrently for the Property.

These Terms and Conditions:

- (1) Contain the entire agreement and understanding between the parties on everything connected with the subject matter of this Report and the Design; and,
- (2) Supersede any prior agreement, understanding, correspondence, documentation or discussion on anything connected with that subject matter.

The Report has been prepared by the registered architect (named within), with reasonable care, subject to the following:

1. After making the booking, the client is deemed to have accepted these Terms and Conditions and Scope of Inspection upon the architect arriving on site and/ or meeting with you.
2. This is not a guarantee, warranty or certificate of legal compliance, but is a professional opinion.
3. The Report is based on the condition of the property at the time of the visual inspection made according to the terms noted above.
4. The Report is based, in good faith, on advice, whether in writing or verbal, provided by the Property Owner, including existing dimensioned floor plans. Where provided plans are not suitable, a measure-up fee may be applied.

5. The Report is not an assessment of building, services or property defects.
6. The Report assumes that the stated proposed use of the Property will continue. Any proposed change in use of the Property should be verified with the relevant authorities.
7. The Broad Opinion of Cost is not a quotation but an indicative range of the likely construction costs based on assumptions included in the Report.
8. The Report and the Design is not a set of contract documents from which it is fit to build. Whether an Archicentre Australia Architect is engaged subsequently or not, Archicentre Australia does not accept responsibility for the development of the design, and/or documentation, or construction.
9. Archicentre Australia does not accept responsibility for advice other than that provided in this Report.
10. To the extent permitted by law, Archicentre Australia's liability is limited to the provision of a new Report or the payment of the cost of a new Report, at the election of Archicentre Australia.
11. The Report includes any appendices and referenced documents and must be read with them. The Report and its appendices and attachments, as issued by Archicentre Australia, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the architect's recommendations, shall be relied upon by you.
12. If you are dissatisfied with the Report you agree to promptly give Archicentre Australia written notice specifying the matters about which you are dissatisfied and allow Archicentre Australia to attempt to resolve the matters with you within 28 days of receipt by Archicentre Australia of such written notice before taking any remedial action or incurring any costs.
13. Reference to Archicentre Australia in this Report and any other documentation includes its agents and representatives to act on its behalf.
14. These Terms and Conditions are in addition to, and do not replace or remove, any rights conferred by the Competition and Consumer or any other consumer protection legislation.
15. Copyright in all documents, including but not limited to drawings, sketch plans, elevations, perspectives, details, and illustrations, created by the architect remain the architect's. Upon receipt of full payment for the services, Archicentre Australia provides to the named client a royalty free licence to use the documents for their intended purpose only.
16. If any provision of these Terms and Conditions is deemed to be or becomes void, voidable or unenforceable, the remaining provisions of these Terms and Conditions continue to have full force and effect.