



New Home Feasibility Report

Feasibility Study

An Archicentre Australia New Home Design 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 New Home Design Sketches ('Design') is a response to your project requirements and objectives, and considers your existing site, your budget, sustainability and possible regulatory issues.

This Report is not intended to provide the final design solution for your new home but rather 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.

Client's Details

CLIENT DETAILS

Name	Fred Sample	Booking No	2701
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	12 Midday		
Existing Use of Building	Vacant Land				
Weather conditions	Fine				
Verbal summary to	Fred	Date	28 April, 2018		

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 meeting with you to discuss your requirements and objectives.

What is included in this report

- Description of your site;
- List of your project requirements and budget;
- Sketch floor plan of your Design;
- Sketch view of your Design;
- 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 proposal;
- 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.

Once this further work is completed, the sets of documents/drawings required for permits/approvals application and for the builder to commence construction works can be completed. This further work and construction documentation is not covered in the Report, but can be provided independently by your Archicentre Australia Architect.

What is not included in this report

- Detailed Planning or Development control requirements;
- Detailed investigation of existing site 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 Site

The following points describe your property:

PROPERTY

Services reticulated along the street edge of the site include electricity and telephone.

The site has a substantial slope from the south to the north, although the slope of the ground varies.

Views are foreground in nature – into coastal Eucalypt and shrub thicket.

A survey of levels has been prepared by a licensed surveyor.

This also offers much needed guidance on a range of matters including how the building will interface with the ground and how services such as storm/ground water and sewer can be contained within the site.

A geotechnical report has not been prepared.

• Project Requirements

CLIENT REQUIREMENTS

1. Provide 3 bedrooms. All bedrooms to be supplemented with robes. Consider a main bedroom of 4.0x4.0, with remaining bedrooms of 4.0x3.0 inclusive of robes. Main bedroom to be supplemented with an ensuite of shower, basin and toilet suite. Study alcove could be provided in the main bedroom.
2. Provide an open living/eating/kitchen complex. Main living area to comprise 1 three seater, and 2 single seaters. Consider space for a sofa bed. Eating area to have capacity to seat up to 10 people. Kitchen to include a single fridge, upright 600 stove/oven, pantry/breakfast, 1½ bowl sink.
3. Bathroom to include bath, separate shower, basin.
4. Provide a separate powder room.
5. Provide a laundry including trough, storage, linen, brooms, vacuum cleaner, front loading washing machine & dryer, ironing board.
6. Provide single carport. Allow external storage space for garden tools, bicycles, beach gear and secure barbecue enclosure.
7. External facilities including terrace, pergola/verandah.
8. Consider solar – passive and active for hot water. Water storage for 20,000 – 30,000 litres (2 or 3no. 3.05 dia. x 1.7 high). Sewerage treatment or Biocycle treatment. Emergency generator – 1m.x 1m. remote from openable window. Hot water service – say 450dia. with solar backup.
9. Maximise insulation, consider concrete slab floor structure; seek earthy building of simplicity.
10. Consider space for paintings, piano, and rugs.
11. Examine natural landscape possibilities within the context of the site.

IMPORTANT FEATURES FUNCTIONS OR ELEMENTS

Bushfire Design

Energy Efficiency

Earth bound and warm textures

BUDGET

Around \$350K for building only.

• Design Consideration

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

The proposal outlined by drawings address the brief of client requirements by a synthesis of the following issues:

- Site Planning.

As discussed on site, the limestone nature of this site sets the scene along with coastal scrub and a generous site.

Two simple zones are described - Living - at the northern edge and Sleeping - at the rear of the site.

A two level site cut establishes and defines these zones.

External and internal planning are kept tight - based on need rather than affluence.

Vehicular access is achieved from the lowest point of the street, gently rising up to the entrance court - a protected yet sunny external living space.

- Functional Planning.

Direct and architecturally well expressed functional planning invariably underpins the value of a residence.

Therefore the residence is easily understood as two zones under one single and simple roof.

- Forms.

Geometric simplicity set into the gently sloping site enables a single roof to discharge into an up-front rainwater tank - a feature of the building front expression - providing utility and enclosure along with Limestone rubble front walls. Cement sheet and Conite wall cladding presents as a potentially earthy and maintenance free approach. Colorbond Ultra to roofing. Onsite Limestone can combine with the use of large Mintaro Slate slabs to paved surfaces.

The building hugs the site - enabling landscape to predominate while offering protection and foreground delight.

Internal finishes and fittings are up for consideration in a forthcoming design and contract documentation process.

• 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 throughout – well in excess of minimum regulatory requirements.

Well sealed window/wall intersections.

Utilising an efficient hot water service.

Water saving taps. Consideration of Grey water system.

Cross ventilation.

• 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

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 the 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 site, and where possible a preliminary visual assessment. A detailed analysis of the 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 cost is based on the Design presented in this Report. If the Design changes, the broad opinion of cost may be different.

BROAD OPINION OF COST		
ITEM	Low Range	High Range
Site Establishment/Services	\$20,000	\$30,000
Demolition	\$0	\$0
Building Shell	\$170,000	\$200,000
Fitout	\$50,000	\$75,000
Heating/Cooling	\$10,000	\$20,000
External Works	\$15,000	\$30,000
Contractor's Margin	\$40,000	\$65,000
Subtotal:	\$305,000.00	\$420,000.00
GST(10%):	\$30,500.00	\$42,000.00
Total	\$335,500.00	\$462,000.00

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;
- Home security, home automation, IT, communications systems etc, 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?

Many people are also unclear of the role of other consultants.

Other consultants are referred to in this Report and may be needed for your project. Your Archicentre Australia Architect can advise on 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	<p>Prepare different types of site information depending on your project. This may include:</p> <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.
Waste management	Specialist consultant to advise and quote on active black water and grey water systems and their reticulation.

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 Archicentre Australia 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

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	NA	Cost Guide	✓

Thank you

We thank you for the opportunity to prepare a New Home 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 Archicentre Australia 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 trading as 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 will be determined by the architect at the time of the 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 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 assessment 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.
9. Archicentre Australia does not accept responsibility for advice other than that provided in this Report.
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