



WHY YOU SHOULD USE AN ARCHITECT

CLIENT ADVICE — POST DESIGN FEASIBILITY

Architects Advisory Service



© COPYRIGHT 2020 ARCHICENTRE AUSTRALIA
a division of ARCHIADVISORY PTY LTD ABN 51 614 712 613
"Archicentre" is a trademark and business name of ArchiAdvisory Pty Ltd

Archicentre Australia
Level 1, 9 Strathalbyn Street
KEW EAST VIC 3102
T: 1300 13 45 13
E: office@archicentreaustralia.com.au



WHY YOU SHOULD USE AN ARCHITECT

CLIENT ADVICE – POST DESIGN FEASIBILITY

Now that you have a Feasibility Design Report in hand – this basic information of Client Aims, Sketches, Cost Information, Statutory Processes and Consultant Info, has all been brought together and can all be understood as one...or can it?

Yes, you have made a start, but has this process provided advice that enables you to proceed or do you need to re-trace some steps and start again?

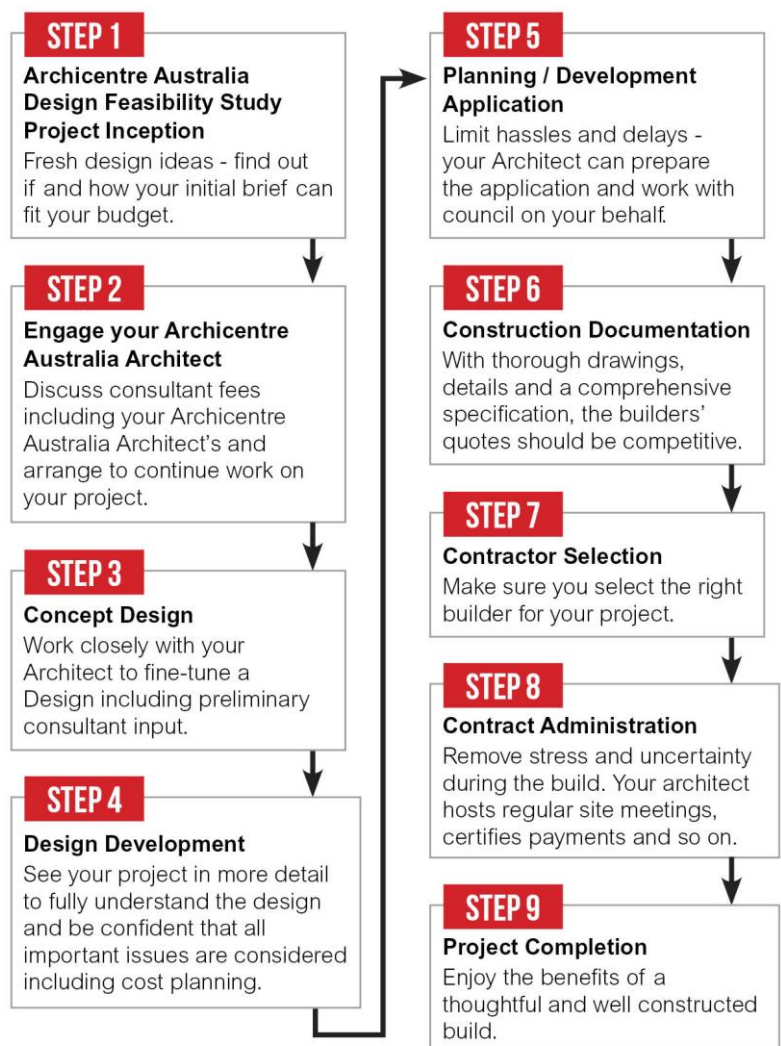
This is where the value of an Architect continues to reveal ways of pushing ahead.

WHERE TO FROM HERE?

The array of information about your renovation, new home or unit development now requires careful consideration – what are your next steps?

The diagram on the right shows you some of the main steps that may be involved in your project and the important tasks that will need to be carried out. Additional steps may be required, and professional assistance should be sought if you do not have previous experience on a project of this nature.

An Archicentre Australia Architect can help you navigate the design and construction process and achieve an individually designed and sustainable home. You can engage your Archicentre Australia Architect for some or all of the common steps of a project, to represent your interests and advise you throughout the process. Alternatively, Archicentre Australia can offer you fixed-fee advisory services when you are uncertain about a particular matter or step.



WORKING WITH YOUR ARCHICENTRE AUSTRALIA ARCHITECT

Here is more information about the steps shown in the diagram on the previous page.

Step	What is involved
<p>STEP 1 Archicentre Australia Design – Feasibility Study</p>	<p>The Archicentre Australia Design Feasibility is the first step to achieving your unique renovation, new home or unit development.</p> <p>It is a feasibility study which explores your property’s potential, providing information to help you decide whether to proceed with the project and/or help clarify your requirements.</p>
<p>STEP 2 Engage your Archicentre Australia Architect</p>	<p>Following Step 1 – seek a fee submission and advice on consultant activities/potential fees; you can then engage your Architect for further services and take advantage of their many skills and expertise.</p> <p>An Archicentre Australia Architect on your team can help you navigate the design and construction process and bring your project to life.</p> <p>The next steps show the further work your Architect can provide.</p>
<p>STEP 3 Concept Design</p>	<p>During the Concept Design phase your Architect can:</p> <ul style="list-style-type: none"> • Gather more detailed information about your site, such as supplementary on-site dimensions and essential information from other sources such as council and services authorities. • Refine the design prepared, considering your subsequent review of your needs, budget, sustainability and the more detailed site information they now have. • Give you updated information about the likely costs of your project. • Recommend other consultants that are needed, such as land surveyor, geotechnical (soil) engineer, structural engineer and building surveyor, and prepare the information packages they will require. • Make further enquiries of Council and statutory authorities and help you understand the regulations relevant to your project.
<p>STEP 4 Design Development</p>	<p>During the Design Development phase your Architect can:</p> <ul style="list-style-type: none"> • Prepare more detailed drawings of your project to help you fully understand what is planned. • Continue working with the consultants, such as the structural engineer, so that other matters that may affect the design are considered. • Start developing the interior areas with you, to make sure the floor area works the way you want it to. • Explain materials and finishes options. • Liaise with a quantity surveyor to prepare a Cost Plan.
<p>STEP 5 Planning / Development Application</p>	<p>Are you building on a small block, in a heritage area or on a block with planning overlays? These days many projects are constrained by Planning or Development Application requirements.</p> <p>If this stage is required, your Architect can:</p> <ul style="list-style-type: none"> • Prepare the plans, diagrams, analyses, studies, reports and other information needed for the application (where necessary with the assistance of other consultants).

Step	What is involved
	<ul style="list-style-type: none"> • Liaise with the council during the process. • Depending on the sensitivity and complexity of the planning requirements, work with a planning consultant to seek to minimise delays to your project.
<p>STEP 6 Construction Documentation</p>	<p>During the Contract Documentation phase your Architect can:</p> <ul style="list-style-type: none"> • Work with the consultants such as structural engineer to make sure that all important items are co-ordinated. • Carry out the detailed interior design for you including kitchens, bathrooms and finishes. • Work with the Building Surveyor and prepare the application for building approval. • Help you select the building contract for your project. • Prepare all the detailed information that builders need in order to tender for the project and to construct the project. This includes technical drawings (called working drawings), lists and information about items to be included in your project, including the quality and any special installation instructions (called specifications) and suggest the form of contract that both you and the successful builder will eventually sign.
<p>STEP 7 Contractor Selection</p>	<p>During Contractor Selection phase your Architect can:</p> <ul style="list-style-type: none"> • Help you put together a shortlist of appropriate builders that they may have worked with before and who would be suitable for your project. • Look after the process of getting and reviewing quotes for you. • Provide you with a professional opinion as to the most appropriate contractor for your project.
<p>STEP 8 Contract Administration</p> <p><i>Note: The AIA ABIC Contract refers to the builder as the Contractor.</i></p>	<p>During the Contract Administration phase your Architect can:</p> <ul style="list-style-type: none"> • Assess the project during construction to ensure it matches the drawings and is of the specified quality. • Meet regularly with the builder on site to answer any queries. • Meet with you and the builder regularly so you are kept up to date about progress and any items that need to be considered. • Assess the progress of the work along the way against the builder's progress claims/invoices and advise you on the payments to be made. This makes sure you have received exactly what you are being asked to pay for. • Assess any claims the builder may make for variations and extra funds to ensure that they comply with the building contract. • Advise of tasks or information required under the contract of either you or the builder at important milestones, particularly when the project is complete.
<p>STEP 9 Project Completion</p>	<p>Start enjoying the benefits of living in your uniquely designed home.</p> <p>You'll have the peace of mind also that your Architect will manage important tasks a few months down the track to check that everything is still working well and ensure that the builder will come back to fix those items that are not.</p>

For a detailed explanation about these steps please download the Archicentre Australia Technical Information Sheet, 'Working With your Architect' from our website at <http://www.archicentreaustralia.com.au/>



BENEFITS OF USING AN ARCHICENTRE AUSTRALIA ARCHITECT

HERE'S SOME IMPORTANT FINE PRINT

Undertaking any renovation, new home or unit development project can be a complex process and few embarking on such a project appreciate how involved it can be. Arriving at the right design, setting a realistic budget, navigating the planning and building regulations/processes, selecting materials, selecting the right builder and managing the building contract are just some of the many tasks that are involved, each one requiring specialist skills. Combined they can make for a daunting, frustrating and time-consuming project if you don't have the right person managing it for you.

You may be still trying to determine which "provider" will best suit your needs, and trying to understand the benefits of an Archicentre Australia Architect, compared with others who offer drafting services.



It is worth asking any "provider" that you may be considering engaging for the next steps whether they are able and available to carry out all of the required tasks for you and confirming that their qualifications and experience support your needs. If they are not able to carry out these tasks or not sufficiently qualified or experienced, you may be left looking after significant and complex areas of work on your own.

Some people choose a builder or design and build package as it may seem an easier route, but please consider these points:

- Your design is likely to be tailored to the type of construction preferred by that one builder. You may not have the advantage of independent advice about different options. Your architect can provide this advice.
- You may not have the opportunity to get competitive quotes from different builders based on the same design & inclusions. How do you know if you are paying a reasonable price? Involving an architect can provide you with this opportunity.
- You may not have the advantage of a person independent of the builder, checking for the quality that is provided for in the building contract. They can, on your behalf, have the authority to instruct the builder to ensure that the works are to the standard and quality of contracted specifications and that you get what you are paying for.
- You may not have the advantage of a person, independent of the builder, checking requests for additional payments for variations during the build. Engaging an architect can provide you with this service.

- The design service may be promoted as free, but it might be included in the total construction price. When you use an architect, their fees and the build costs are separate so you know what you are paying for and can compare quotes for the total construction price.

A simple project such as a verandah or carport may not require extensive input, but it's worth seeking the advice of an Archicentre Australia Design Architect first. A new home or renovation will require greater attention again, so if you don't make the most of your opportunities you could be living with a mistake for a long time.

Archicentre Australia Architects are among the most highly qualified designers with years of industry experience.

ARCHITECTS

Architects offer a comprehensive range of services in connection with the design and construction of buildings. They are the most highly qualified professionals in the building industry and independently represent their clients' interests throughout the building design and construction process. In order to practise, an architect is required by law to:

- complete a 5-year course of tertiary study approved by the Architects Accreditation Council of Australia;
- accrue at least 2 years of supervised post-graduate industry experience;

- successfully complete written and oral examinations;
- be registered by the local Architect's Registration Board in every state in which they intend to practice;
- have in place Professional Indemnity insurance cover of min. \$1,000,000;
- undertake mandatory professional development activity (in most states);
- pay an annual registration fee.

INSTITUTE OF ARCHITECTS

Many practising architects are members of the Australian Institute of Architects, the peak national body for the architectural profession. The Institute works to improve our built environment by promoting quality, responsible, sustainable design. Institute members have access to an ever-growing range of programs, products and services to develop their design, construction and project administration skills.

ARCHICENTRE AUSTRALIA ARCHITECTS

Archicentre Australia Architects are community based and Institute members - providing service to the Australian public through Archicentre Australia – the architect's advisory service. It offers a range of fixed-fee services to the public, to business and to government. These architects have additional skills in the area of construction defect detection, diagnosis and repair so they can provide valuable advice to anyone buying, constructing or maintaining a building.