

Design and drafting of **residential homes** is a service which my company **specializes** in.

My experience of over 20 years, covers a broad spectrum of architecture, working with numerous architectural practices and design and construct companies (overseas and in Australia).

Having a great passion for **design and transformation**, drove me to open my own company, concentrating on what makes everyone happy as well as job satisfaction. Design of new homes or extensions, drafting of house plans, renovations, council approvals, as well as co-ordination of the building process, and advice on owner building, are services which I can assist you with.

I am an overseas qualified Architects (BArch/PGDip), and am accredited in Australia.

**Working from home** and specializing in a residential house plan design and drafting service, helps me to keep costs low, bringing you affordability and satisfaction.

My mission is to create eco sensitive design, integrating the external natural environment with people and architecture, and providing **beautiful** and **harmonious living spaces**.

As **customer satisfaction** is **high on my agenda** - I work closely with my clients, to make sure that the end result is a true reflection of their characters and needs!

**Renovations** – clever manipulation of internal spaces can open up to create “more space”, and sensitive internal alterations, to create the beautiful spaces that you want!

External - be it decking, outdoor rooms, garage or carport, or landscaping ... this is what I do!

Owner Building - this could be easier than you think ... ask me, I am in the process of finishing off my own home renovation, as an owner builder.

Initially I come out to your home, access your needs, analyse the site and scope of works, agree on a fee and then start designing with you!

**Fees** - My aim is for affordability and transparency ... the costs and services agreed upon, would be the fee charged ... achieving transparency and clarity with no hidden costs!

**Consultation** - Initial site visit/consultation, to establish the scope of works, does not cost you anything, nor does my advice, to help you on your way ...

**Advice is free** ... on how the process works, on acquiring quotations from local builders/trades people/specialists, sharing quality contacts with you or at least point you in direction that you want to go ... transparency = we may work together again!

Should you require further services which would be overly time consuming for me, we would discuss a reasonable fee.

**New Home Design** - fees are calculated at roughly **1%** of the square meterage/building cost, is a rough guide. However, my prices may vary according to the scope of works, and this would be discussed and agreed upon beforehand.

For example – design and approval drawings for an average 250 square metre residence, initial liaison with certifier and engineer as well as co-ordinating up to Building Approval application stage, could cost between \$1200 and \$1700 (again, dependant on the scope of works, the transparency of the project, and how much assistance you require – this will obviously be discussed and agreed upon).

**Alterations/Renovations** – fees are usually based on the scope of work, and a reasonable estimate of man hours to be spent, would calculate at about **1.5 %** of the building cost.

For example – design and approval drawings for a small renovation including double carport, internal changes, new en-suite, liaison with certifier and engineer, could cost between \$1200 and \$1700 (again, dependant on the scope of works and transparency of the project).

Project co-ordination - This fee is based on a reasonable estimation of time to be spent on site and off site, and would be a cost agreeable to both parties (usually based on \$120 per site visit – again this is dependent on the scope of the project).

As I mentioned earlier, my top priority is customer satisfaction and a building that I can be proud of too!