

A guide to working with

JDA LAMMIN architects



www.jdaarchitects.com.au



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WELCOME!



Hello,

Thank you for contacting JDA Lammin about your residential project. My name is Harriet and I am the owner and Principal Architect at JDA Lammin. We are delighted that you have visited our website and look forward to an opportunity to discuss your project with you when you are ready.

We have made this booklet to provide answers to some of the questions we frequently get asked and give you some guidance into what you need to know before deciding on your architect.

My promise to you...

We will listen carefully and muster our creativity, deep local knowledge and team of specialised partners to resolve your design and planning needs with the greatest care and efficiency so that you can build, live and work in a way that truly enriches your life.

H. Lammin

WHAT TO EXPECT

At JDA Lammin Architects we specialise in both new homes, extensions and renovations. No project is too big or too small.

We know that the design and delivery of a bespoke home takes considerable time and thought, and we like to approach it step by step, with you alongside all the way. It all starts with your personal vision for your home and we take time to listen and understand your needs, your unique values, personality and lifestyle.

Our approach is to be open and supportive throughout the process so that you have the right understanding at the right time to make informed decisions and stay in control. We value honesty and transparency and work hard on your behalf to get the best results for your project, whether that is through negotiating with Councils or builders or continually improving the design to exceed your expectations.

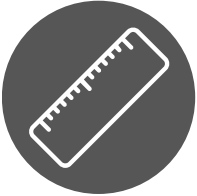
The most important aspect of your new home or renovation is that you enjoy the experience and the end result exceeds your expectations. Our aim is to nurture your hopes and needs through the challenges and constraints to achieve the best possible outcome for you.

"We have been working with JDA Lammin Architects to redesign a portion of our home to make it more functional. Harriet is so lovely to deal with – she took the time to understand our needs and helped us design a renovation that will suit our family and not change too much of the existing home's structure, keeping it in line with our budget. We can't recommend her enough!"

JULIA, MOORABBIN

Project stages

In order to make the process easier for you to follow and understand, our services are delivered in stages that facilitate decision making and allow you to get comfortable with your designs as they progresses from sketch ideas through to detailed technical documentation. It also enables payment to be made in line with the project deliverables.



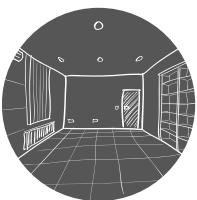
Phase 01 — Site measure up

If your project is an alteration or addition to an existing property, we need to prepare some plans and elevations of the existing house before we start to investigate the design concepts. We measure up the insides of the existing house to allow us to prepare accurate scaled drawings and to understand its features and construction.



Phase 02 — Concept Design Plans

Our first step is to dive in to your goals and aspirations and understand how you will be using your home. Then we start to develop some design concepts, researching and exploring ideas to determine the design direction. We will prepare sketch plans showing our initial ideas that address your brief.



Phase 03 — Design Development

During this second stage of the design process, we develop the concept design into a detailed design proposal, producing CAD drawings to a precise level to ensure the spaces work functionally as well as visually, investigating materials and finishes that will come together to form your bespoke home.



Phase 04 — Construction Documentation

During this stage we prepare the detailed technical drawings and specifications that are needed for a Building Permit approval, to obtain a fixed price from a builder and to begin construction. Depending on the options you chose this is also where we may also select finishes and fixtures and detail up internal joinery. These are the drawings that will be used to price and construct the building.



Phase 05 — Construction

If you have selected this service, I will assist you with administration of the contract during construction, communicate with your builder and carry out regular site visits to update you on progress, see that everything is running smoothly and ensure that you get what you want from the build.



Phase 06 — Project Completion

Your new home is ready and you get to move in and enjoy!

Architectural Fees

Our architectural fees are tailored to each individual projects so that we can customise them to suit your requirements. The staged services model ensures that you can see clearly what you are getting at each stage of delivery and you can work through your options before committing to the full service. We price each stage to reflect the amount of time needed to design and draw up a bespoke home or alterations. We charge professional service rates that reflect our investment in training and education along with our years of experience in crafting homes that are perfect for the location, needs and budget of our clients.

Although we don't base our fees on a percentage of the cost of construction, they work out at approximately 8%-12% of the construction budget, depending on the size and complexity of your project and whether interior design packages and contract administration services during construction are also required.

1

Initial Consultation No charge

The initial 30-minute video consultation is at no cost to you so that we can see whether we are a good fit for each other.

2

Discovery Session \$550 (+GST)

If you think that we can help you and you want to explore your options further, the next step is to book a Discovery Session, which is a 1.5 hour home consultation where I come out to visit your home, get insights into how you live and discover in a bit more depth what your goals and priorities are for the project.

3

Concept & Design Development

The fees for design stages are split into two parts: Concept Design and Design Development. Depending on your project the fees reflect the level of complexity or time involved to prepare designs, and allows for some revisions to plans. Up to two revisions are included in this stage but major changes may incur additional charges.

4

Construction Documentation

This stage may span several months and fees will be invoiced on a monthly basis for work completed at the end of that month. A payment schedule can be provided is required in order to plan your invoice payments.

5

During Construction

Services can be provided during the construction phase and are usually charged either as a monthly fee for full contract administration or an hourly rate as agreed in the fee proposal.

Frequently Asked Questions



Here are the answers to our most commonly asked questions...

1. HOW DO I GET THE DESIGN I WANT?

- A design that's personalised just for you takes time and a lot of thought and consideration. We want to make sure you love our design for your home as much as we do, and if it's not right we try again until it is.
- That's why the process we have carefully developed, moves through a series of sequential stages so that you can see the design evolving, be involved in its evolution and contribute to the finished outcome.
- It starts with you. Your family, your lifestyle and the way you want to live. Optimal solutions come from a deep understanding of the design and of your objectives. We are here to listen and use our expertise to turn your own ideas into workable and liveable home designs.
- The first drawings we prepare are deliberately conceptual allowing for discussion and revisions. There usually involves a number of rough sketches to test out ideas: some are scrapped straight away, we go back to some and improve them and narrow down the contenders until we have one that stands out.
- The design drawings are continually revised and improved as we incorporate your feedback and refine the design into a detailed proposal.

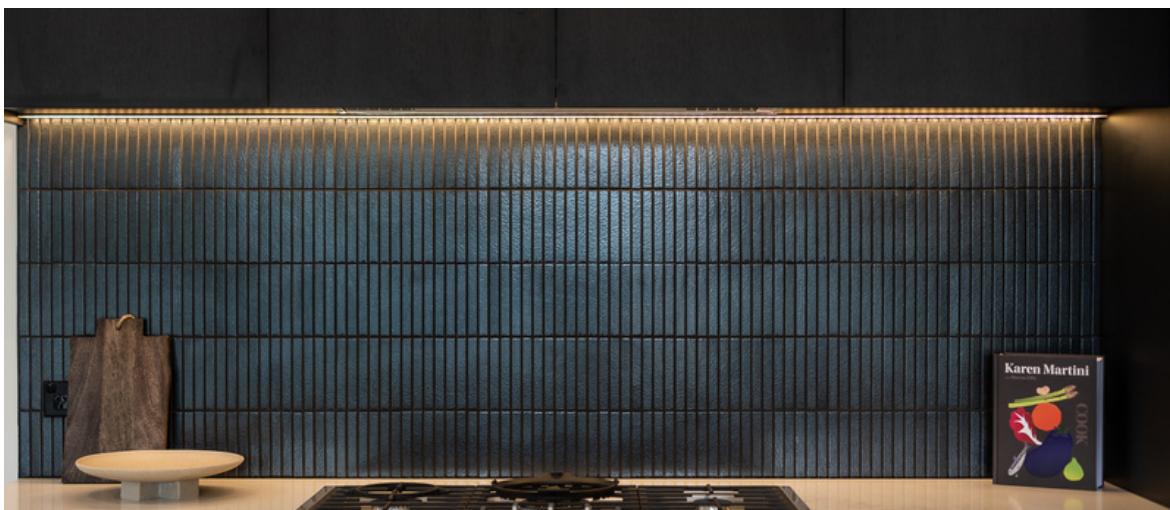
2. HOW LONG WILL IT TAKE?

- Many factors influence the length of time the residential design process takes, including whether you have a clear picture of where you are heading or need to work through a brief and ideas.
- A simple residential renovation or extension design can be completed within 6 months, whereas a more complex renovation or new build can take up to a year or more before any building begins, especially if Council permits are involved.

- Ideally the design process should not be rushed and we like to give our clients time to think through decisions and be sure about the design direction before locking it in. Once detailed construction drawings with engineering have been prepared it is a lot more costly to make changes than it is during the early conceptual stages. And if construction has already started the cost of changing your mind can blow out your budget completely.
- Be prepared for a long term commitment especially in these current times where builders are extremely busy and materials are in short supply. A simple 6 month build can be pushed out by as much as 3-4 months.

3. HOW MUCH WILL MY BUILD COST?

- Budget is one of the most important parts of a design and build project for most people, but one that is also very hard to set before you speak to an expert. You may have a fixed idea of what you are prepared to spend, but are you confident that this will cover what you want to achieve? There are a lot of 'extra' costs that come up during the design and build process that you may not have considered.
- A simple way to start with a project budget is to apply a cost/sqm rate to the floor area. In Melbourne for a custom designed home or renovation a starting point would be \$3,500 / sqm but it can go higher than \$6,000 /sqm depending on the level of luxury you are trying to achieve.
- To get a clear indication of whether your budget can stretch to cover your dream home, the advice of an expert in estimating construction costs should always be sought – not just once but at every stage in the design process to ensure that you are still on track. You can then make an informed decision about whether you increase your budget to suit what you want, or adjust what you want to suit your budget. Either way you remain in control.



4. WHAT DO ARCHITECTS DO?

- Architects are trained in design and problem solving and are skilled in using their creative and technical abilities to find solutions that inspire and bring joy to occupants of a home, but they also understand the practical necessities of building. Good design isn't only about how something looks and creating great spaces needs careful consideration of a whole host of different aspects. How it functions, how it feels when you enter the space, how it performs over its lifetime and whether it enhances your lifestyle.
- JDA Lammin Architects pay attention to every detail ensuring that the design of your home is well thought out and any potential roadblocks are dealt with efficiently. We provide expert guidance through all stages of your project with regular communication and updates to keep you informed and stay in control. Our project coordination strengths keep other members of the team accountable for their contributions and you won't need to chase engineers, follow up Councils or ask surveyors for information. We'll have it all under control.
- And we can also be there as your advisor during construction so that effective communication with the builder is maintained and any issues ironed out as soon as they arise.

5. CAN YOU HELP US TO FIND A BUILDER?

I have worked with many local builders and have a good network of building firms that we are happy to recommend. I can also help with seeking quotes of managing a formal tender process if your project is more complex.



What we need from you

Before you begin speaking to an architect, it's worthwhile considering what exactly it is you are hoping to get out of the process.

Whether your project is a renovation / extension or a new build you will want to think about the following things;

01

Budget

Do you have a budget for your project and what is your absolute 'upper limit'?

Have you included professional fees, contingency (especially for a reno) and GST in that?

02

Timeframe

What is your timeframe for the project?

Have you allowed enough time for design and approvals?

Have you considered builder availability?

03

Level of Finish

What level of finish are you hoping to achieve?

Are you happy with budget finishes or would you prefer a more luxury feel (or somewhere in between)?

04

Wishlist

Which spaces or rooms are a priority?

What are your 'must haves' (non-negotiables), would like to haves and ultimate dream wish-list?

What is your 'style'?

NEXT STEPS

To get started book time to discuss your project with us so that you can find out more about how we work at JDA Lammin. If you are excited to get moving and want book a Discovery Session, you will get the most out of your time with us by thinking through some of the aspects of your project that will come up.

The three most important of these aspects are:

- 1. Your Wish-list**– What are your 'must haves' (non-negotiables), what would you like to have but could live without if your budget doesn't stretch and what is your ultimate dream wish-list?
- 2. Your budget** – how much can you comfortably allocate to your build? Does this include permits, consultants fees and GST?
- 3. Your commitment** – the design and build process requires a significant emotional, financial and time investment from you. You need to be prepared for this.

*We look forward to working with you on
your project!*



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