

Architect-Designed and Built



*New homes, renovations
developments and interiors*



"It's your property. It's probably your greatest financial asset. Give it the careful consideration and professionalism it deserves. And give yourself the opportunity and freedom to make the right choice, for you."

**Robert Harwood,
My Architect - Director**

The way we work



Stage 1 - The Site Visit

See what's possible.

A registered architect from our team will visit you at your property and give you a clear sense of your project's potential and a ballpark idea of construction cost.

You'll gain professional advice on:

- concept direction and feasibility
- optimising what you have
- allocating your budget to meet your goals
- planning and development
- avoiding over-capitalisation
- meeting your timelines
- other critical factors

Following the meeting, your architect will develop:

- a Site Visit Report outlining recommendations on the best way to approach your project to achieve your aims
- an approximate price guide for the total cost of your project, based on discussions in the meeting.

\$595 for 2 hours



Stage 2 - Concept Drawings

The really exciting part!

Progress to Stage 2 and receive a scaled, professionally designed concept. This is your project's first architectural drawing.

Concept Drawings are a single iteration of the proposed design direction. They usually include floor plans and a 3D, hand drawn visualisation of the architectural 'look.' They will test the brief, explore the opportunities and constraints, outline the project's potential, promote discussion and inspire you!

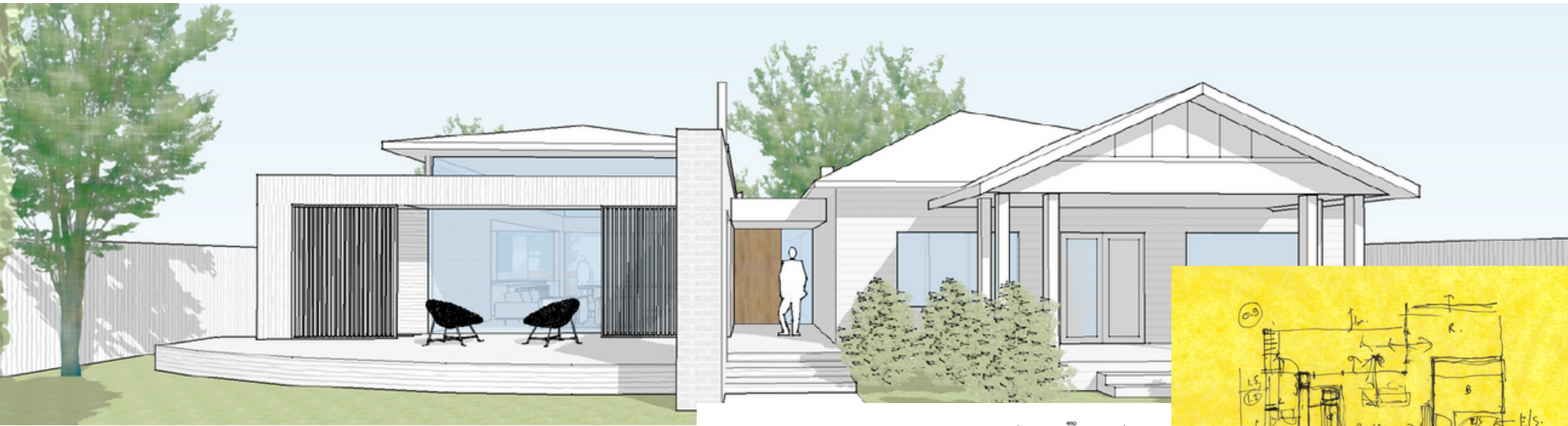
Concept Drawings are the bedrock for moving your project forward to the next stage, where the Concept is explored in greater detail.

Your architect will also provide an Action Plan, which is comprehensive costing of architectural fees to completion, with set fees for each stage.

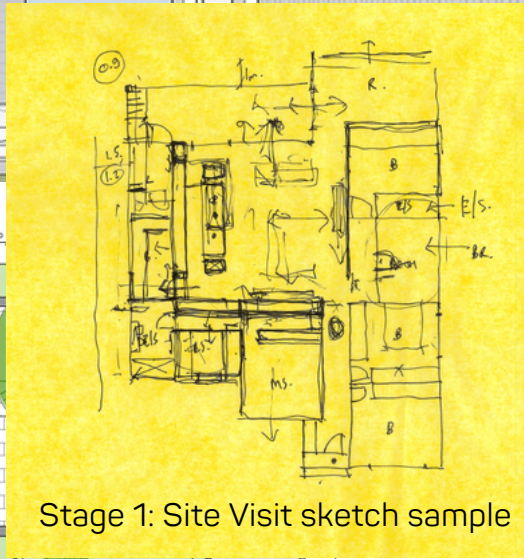
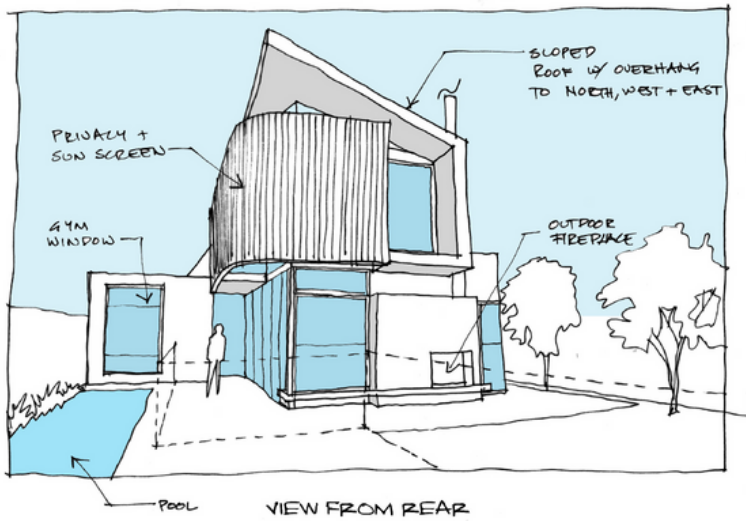
\$2500 - \$6500 depending on scale of project



Sample rough sketches and Concept Drawings



Stage 2 : Concept Drawings sample



Stage 3 - Design Development

Getting it right.

We develop the drawings further by incorporating your feedback to produce detailed CAD architectural drawings.

Here, we include your feedback from the concept drawings, developing what you like and discarding or improving other aspects. This stage results in detailed CAD architectural drawings, including plans, sections and elevations that explore the design in more detail.

External and internal materials and finishes for the design are considered, providing a level of detail that can be used to coordinate an estimation of the cost of works and to help explain the look and feel of the project.

The architectural drawings and specialist feedback are then coordinated. This stage usually concludes in a design suitable for proceeding to prepare documents for planning submission. When this is not a requirement, we are ready to commence documentation for building approval.



Stage 4 - Approvals

Gain the green light.

Your architect will manage the process so you gain the local statutory authority approvals for your project.

We work with our structural, civil, building surveying and energy rating team to optimise the building solution to the design intent.

Your architect will manage the process to gain the local statutory authority approval for your development.

Where it is a complex application, we work with an appointed planning consultant to gain the approval.

Tasks include all required drawings and reports, site analysis for shadows and overlooking, area calculations, finishes and colour schemes, landscaping and arboricultural requirements.

This stage is often the most challenging, requiring knowledge to steer the course, through often complex council regulations, to achieve a successful outcome.





Stage 5 - Interior Design

The finishing touches.

Your Architect can expertly design, document and schedule all cabinetry works, recommend and select tiles, door handles, light fittings as well as all other finishes that complete a beautifully designed home.

For the interiors to flow seamlessly and consistently from outside to inside, your architect is well placed to assist you, or bring the right person into the project team. This will ensure the interiors are carefully considered and in keeping with the overall project design.



Stage 6 - Pricing and Construction

From choosing the right builder to completing the works.

We price your project carefully with selected builders and finalise the Contract price. Works start on site and your architect acts as your agent to ensure your home is completed in accordance with the documentation and contract conditions.

We work to a professional process of a real construction site, which is nothing like what you see on The Block :).

You, as owner, are highly involved, but are not required on-site directing plumbers and painters. An efficient information and approval chain is established. We visit the site regularly to assess construction progress and to instruct the building contractor regarding design quality control, materials selection and performance.

With the careful planning and design that goes into documentation and specifications, your builders follow a highly detailed road map. This leads to minimal variations and a faster, cheaper and more efficient build.



*Enjoy a home that inspires you, delivers the wow factor
and elevates your life beyond the everyday.*

Grand Designs Australia, Season 8, Episode 1, Architect: Robert Harwood @ My Architect



Currently under construction - Reserve Road, Beaumaris

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