



## YOUR QUESTIONS

### Do you design and draw new homes only?

We specialise in residential design- Terrace and new houses. We also do alterations and additions and landscape design. Projects we have completed have ranged from small additions, decks and garages to large multi-storey homes and multi-unit developments. Every job is unique from the smallest to the largest and we pride ourselves on attention to detail for each one regardless of its size.

### What info do I need at the 1st visit?

1. You need to have an idea about what you want to do. Put in down as bullet points, sketches, photographs – just helps in communicating your ideas more effectively
2. Filling in our project brief gives us a fair idea of your specific needs
3. Property file – It has plans of the existing houses. Site specific information such as size, hazards, spot heights or contours, drainage information, etc are also available in it. This can be purchased online from your Council.

If you have the above, it makes our first meeting more effective and solution oriented. But don't worry, when we first meet, we can advise you what else is going to be needed. We are here to help you get through the permit process quickly and efficiently.

### Does all work require a Building Permit?

All new builds will need a permit. Most of the renovation work requires a consent with a few exceptions. Schedule 1 of the building act 2004 allows a wider range of work to be done without a building consent. By law all exempt work must still meet the building code and other relevant legislation.

### How long is a Building permit valid for?

From the date your building consent was issued, you have 12 months to start work. Your consent may lapse if you cannot start building work within 12 months. To avoid your consent lapsing, you need to apply for an extension of time before the specified time frame is reached. After 24 months, it is Councils discretion whether or not to issue the Code Compliance Certificate.

### Can the Council refuse me a Building Permit?

"Yes", but only with a good reason. If your project complies with all the planning rules and the NZ Building code, has all the information, there should be no reason for a refusal. However, if one of these areas is not right, then Council will ask for further information. We put in a lot of effort upfront before taking on a project to ensure that it will get a consent. If the consent is likely to be refused, we do not take up the job.

### How long does a Building Permit take to issue?

Under the Building Act 2004, councils must have a Building Permit issued within 20 working days, PROVIDING they have all the information they need. If more information is required the clock stops until that information is received. For this reason, at Tarzan Design, any extra Council requirements after consent lodgement are sorted for you, on a priority basis.

### How long do plans take to complete?

This is a bit dependent on the type and size of the project. Most of the time spent is in the preliminary design of the project (about 1 week to 6 weeks depending on the nature of the project). Once the design is complete it usually only takes another 4 - 8 weeks to complete the detailed drawings subject to time frames of other consultants involved with the project.

### How much will Council charge?

This is dependent on the project cost. Once we assess the scope of your project we can give you a better idea on what the consent fee will be. The minimum Council fee is approx. \$3000 for works over \$20k



# MERCURY ALLIANCE

## How much do plans cost?

Not surprisingly, this is probably the most common question. Unfortunately, it rarely has a simple answer. Because every project is different in size, time and cost, there is quite a range of cost for plans. We charge in 2 parts.

- Firstly a design or concept fee which could be hourly based. You only pay for the time we spend, not a fee based on what we estimate the time will be. This is usually summed up as a fixed cost. All extra work will be over and above the fixed cost will be charged on an hourly basis
- Once the design is finalised then we all know how big an area is being worked on. This is also provided as a fixed amount. If the final design is in variance with the original scope of work, there will extra variance fees. The further requests from Council will be charged on an hourly basis.

After much deliberation we came up with this format as we believe it gives our clients the fairest fee structure. With the amount of increased documentation, the charge for doing a basic BC starts from \$4500+gst upwards.

## What is sustainable design?

Interest in sustainable, green building practices is greater than ever. Whether concerned about allergies, energy costs, old-growth forests, or durability and long-term value, homeowners and builders are looking for ways to ensure that their homes are healthy, safe, beautiful, and efficient. We are devoted to assisting our clients, both the homeowner and the builder or developer, in creating a home that is the smartest and best choice for the resident, the home site and the environment.

## What is the difference between a draftsman, designer and an architect?

An architect will likely have an architectural degree and be registered with the New Zealand Registered Architects Board (NZRAB). Architects will have knowledge of the Building Code and be able to coordinate design with the function of building elements. They may also be experienced in managing the building process. They are usually involved with high end design work

An architectural designer will be trained in the technical aspects of design and detailing. They will need to provide you and your builder with designs and full working drawings. Architectural designers know the Building Code and are able to meet your local council's requirements. They are usually an LBP and do work similar to that of an architect. We are architectural designers, members of ADNZ

An architectural draughtsperson will usually have technical institute training and are able to draw up plans and instructions to give to your builder or other tradesperson. Their services are usually for small, low risk projects

## What is ADNZ?

ADNZ (INC) [Architectural Designers New Zealand Inc.](http://www.adnz.co.nz) is the national professional body representing architectural designers. ADNZ Professional and Associate members are self-employed in their own practices in all regions throughout New Zealand. They arrange ongoing seminars and training to ensure that we, as designers, are up with the latest trends, and familiar with current products and information. This ongoing support is vital for us to supply you, the consumer, with the great service that we do. They also organise the annual awards competition which helps designers showcase their work. In addition to this, they are extensively involved in industry liaison and industry steering and policy making. We are a Professional Member of ADNZ

## Are you a LBP?

If you want to undertake a building project then check that the designer you are using is either licensed, or a registered architect or a chartered professional engineer. If your designer is not licensed, any design work that includes Restricted Building Work may either not be able to be submitted or will need to be checked by a Licensed Designer; Registered Architect or Chartered Professional Engineer – potentially adding to the build costs.

We are a licensed Building Practitioner since May 2007 giving you peace of mind of dealing with the right professional. The Licensed Building Practitioner logo confirms for consumers that the building practitioners they are engaging have been assessed as technically competent in their licensed field.

