



3. Documents required include a signed "Short Form Agreement" and clients consent for Atlas architectural Draughting to act as agent when dealing with Council.

		Alteration and Renovations				House			
		Small	Medium	Large	2 Story	120m2	160m2	200m2	250m2
Preliminary Investigation (as required)	Site visit	2	2	3	3	2	3	3	3
	Administration	\$180	\$180	\$270	\$270	\$180	\$270	\$270	\$270
	Document retrieval								
Concept Designs	Site Measurements	30	40	50	60	60	80	100	120
	3D model/Base plans	\$2700	\$3600	\$4500	\$5400	\$5400	\$7200	\$9000	\$10800
	Boundary and daylighting rules								
Sections, Details, Plans and Specification	Product investigation	80	100	120	150	180	240	300	360
	Create sections and details								
	Detailed plans								
	Write specification								
Printing	A4	\$2.00/page							
	A3	\$4.00/page							
	A2	\$6.00/page							
Other Possible Requirements (Invoiced direct by contractors)	Geotech Report	\$2000-4000							
	Survey	\$2000-4000							
	Engineering	Variable (\$6000+)							
Building Consent	Title search and download	5	8	10	12	12	15	18	20
	Upload documents	\$450	\$720	\$900	\$1080	\$1080	\$1350	\$1620	\$1800
	Submit consent application								
Council charges (approximate)	Initial deposit	\$2,500	\$3,500	\$4,500	\$4,500	\$5,500	\$6,500	\$7,500	\$8,500
	Inspections	\$1,000	\$2,000	\$3,000	\$3,000	\$4,000	\$5,000	\$5,000	\$5,000
Unforeseen issues	Council requests for information	Variable (\$90/hour)							
	Client amendments to plans								
	Minor variations								
	Site visits								