

GREEN POINT DESIGN

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FEES BASED ON BUILDING AREA

Historically, architectural fees have been calculated as a percentage of a building's cost. It is also possible to calculate architectural fees as a function of a building's area.

We use a figure called the "Factored Project Area" as a basis for fee calculation. The factored project area allows for increases and decreases in building complexity based on type.

For example, a standard internal building area with a standard flat ceiling is given a factor of 100%, an area with a high ceiling and clerestory windows is given a factor of 125%, and an unfinished garage is given a factor of 50%. The fee can then be derived as \$ per square metre.

Please note that the table is based on projects with a typical degree of complexity and detailing. Projects that vary – either less or more complex than typical – can be negotiated accordingly.

The system can be used for both new buildings and renovations. One advantage of this system is that a client can gauge what the fees may be prior to engaging the architect. They can also remain informed and in control of the fee throughout the project

Renovation factors:

25%. Minimal reconfiguration such as relocating doors. Primarily work to finishes and replacement of fixtures in existing locations. (Does not include wet areas like kitchens and bath rooms. Refer to 75%.)

50%. Relocation and reconfiguration of internal walls. (Does not include wet areas like kitchens and bath rooms. Refer to 75%.)

75%. Major refurbishment. Strip and refinish most walls. Also includes wet areas like kitchens and bath rooms.

100%. New work.

Examples

Following are two worked examples:

- Example 1 is a quotation for Package A (Design and documentation for building permit) for a new residence.
- Example 2 is a quotation for Package B (Design and full documentation) for a renovation.

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AREA FEE SCHEDULE

New projects - fees based on project area

**Factored area (sm)	*A		*B		*C	
	\$/sm	\$	\$/sm	\$	\$/sm	\$
50	\$147	\$7,350	\$295	\$14,750	\$491	\$24,550
75	\$142	\$10,650	\$284	\$21,300	\$474	\$35,550
100	\$137	\$13,700	\$274	\$27,400	\$457	\$45,700
125	\$132	\$16,500	\$264	\$33,000	\$440	\$55,000
150	\$127	\$19,050	\$254	\$38,100	\$424	\$63,600
175	\$122	\$21,350	\$245	\$42,875	\$408	\$71,400
200	\$118	\$23,600	\$236	\$47,200	\$393	\$78,600
225	\$114	\$25,650	\$227	\$51,075	\$379	\$85,275
250	\$110	\$27,500	\$218	\$54,750	\$365	\$91,250
275	\$105	\$28,875	\$209	\$58,425	\$351	\$96,525
300	\$101	\$30,300	\$200	\$63,000	\$338	\$101,400
325	\$98	\$31,850	\$195	\$63,375	\$325	\$105,625
350	\$94	\$32,900	\$188	\$65,800	\$313	\$109,550
375	\$91	\$34,125	\$181	\$67,875	\$302	\$113,250
400	\$87	\$34,800	\$174	\$69,600	\$290	\$116,000
425	\$84	\$35,700	\$168	\$71,400	\$280	\$119,000
450	\$81	\$36,450	\$162	\$72,900	\$270	\$121,500
475	\$78	\$37,050	\$156	\$74,100	\$260	\$123,500
500	\$75	\$37,500	\$151	\$75,500	\$251	\$125,500

* Rates assume a project with typical degree of complexity and detailing.

**Factored area explained and defined above.

Renovations - fees based on project area

**Factored area (sm)	*A		*B		*C	
	\$/sm	\$	\$/sm	\$	\$/sm	\$
50	\$160	\$8,000	\$319	\$15,960	\$532	\$26,600
75	\$152	\$11,400	\$304	\$22,770	\$506	\$37,950
100	\$144	\$14,400	\$289	\$28,860	\$481	\$48,100
125	\$137	\$17,125	\$275	\$34,350	\$458	\$57,250
150	\$131	\$19,650	\$261	\$39,150	\$435	\$65,250
175	\$124	\$21,700	\$248	\$43,470	\$414	\$72,450
200	As per new projects					

* Rates assume a project with typical degree of complexity and detailing.

**Factored area explained and defined above.

Other costs include:

- Consultants like town planning, structural engineering, quantity surveyor etc
- Travel to site
- Other reimbursable expenses as nominated in the client and architect agreement.

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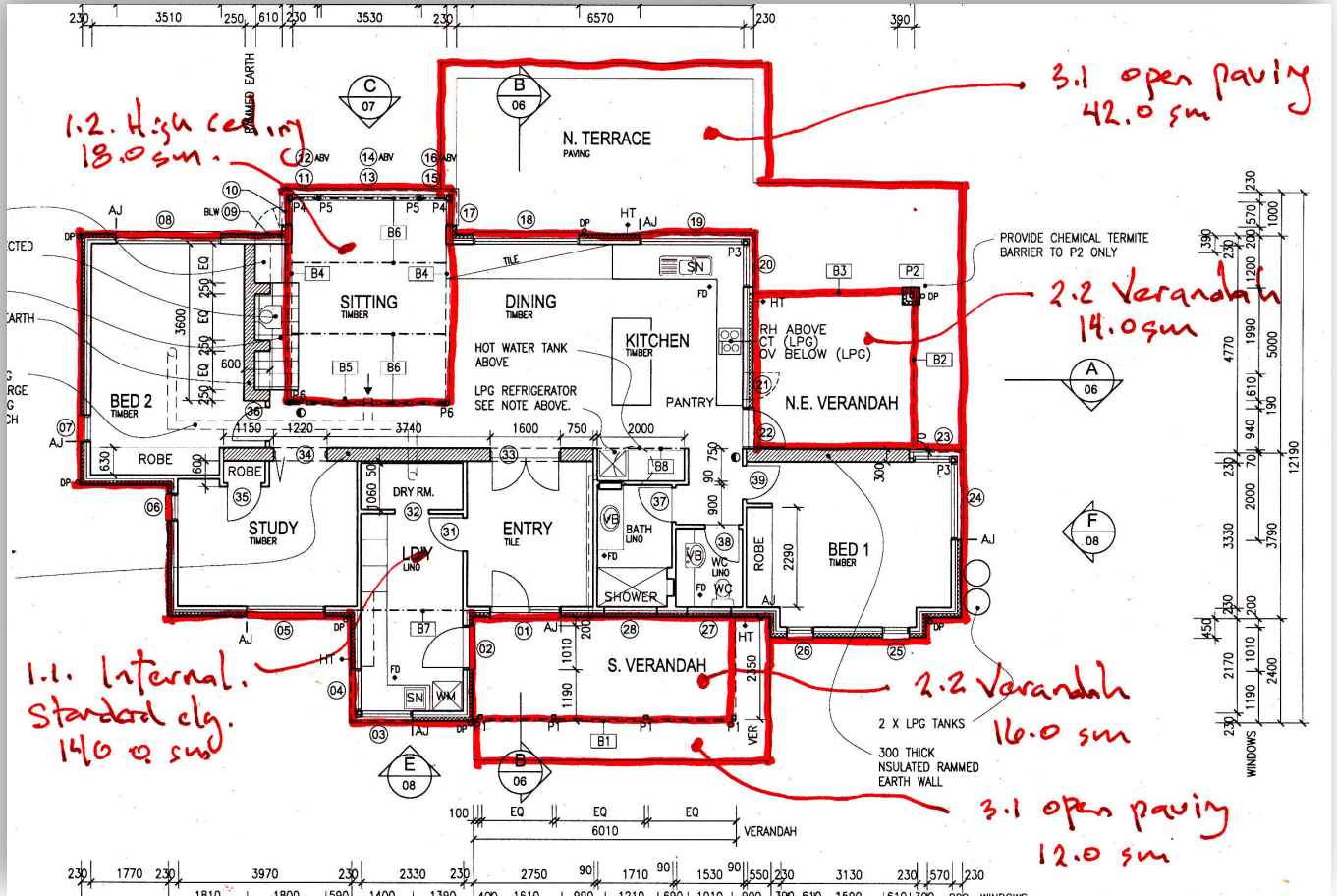
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EXAMPLE 1

Step one:

Calculate building RAW area.

Here is an example:



SUMMARY:

Type 1.1. Internal with standard ceiling: 140.0 sm

Type 1.2. Internal with raised ceiling: 18.0 sm

Type 2.2. Verandah: 30.0 sm

Type 3.1. Open paved areas: 54.0 sm

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Step two:

- Apply the calculated areas to the quotation sheet.
- The RAW area is converted to FACTORED area. In this case, 185.3 sm.
- Include the \$ per square meter rate from the table. In this case it is \$122 per square meter.
- Total fee is the product of the factored area multiplied by the \$ per square meter.

Area category (measured from outside face of wall)	Raw area (sm)	Area factor (%)	Factored area
1. Fully enclosed covered areas			
1.1. Internal - standard flat ceilings	140.0	100%	140.0
1.2. internal - sloping cathedral ceilings	18.0	125%	22.5
1.3. Enclosed garage		50%	0.0
1.4. Shed		50%	0.0
1.5. Cellar		150%	0.0
1.6. Outbuilding / studio		100%	0.0
2. Un-enclosed covered area			
2.1. Pergola		30%	
2.2. Verandah	30.0	40%	12.0
2.3. Carport		40%	0.0
2.4. Screen porch		50%	0.0
3. Open Area:			
3.1. Open paved area	54.0	20%	10.8
3.2. Open deck		20%	0.0
3.3. Fenced service yard		30%	0.0
3.4. Courtyard / walled garden		30%	0.0
3.5. Paved or concrete driveway		10%	0.0
4. Other (to be confirmed)			
4.1. Other (to be confirmed)			0.0
Factored area			185.3
\$ per square meter (from table)			\$122.00
Total fee (incl GST)		Package A	\$22,606.60

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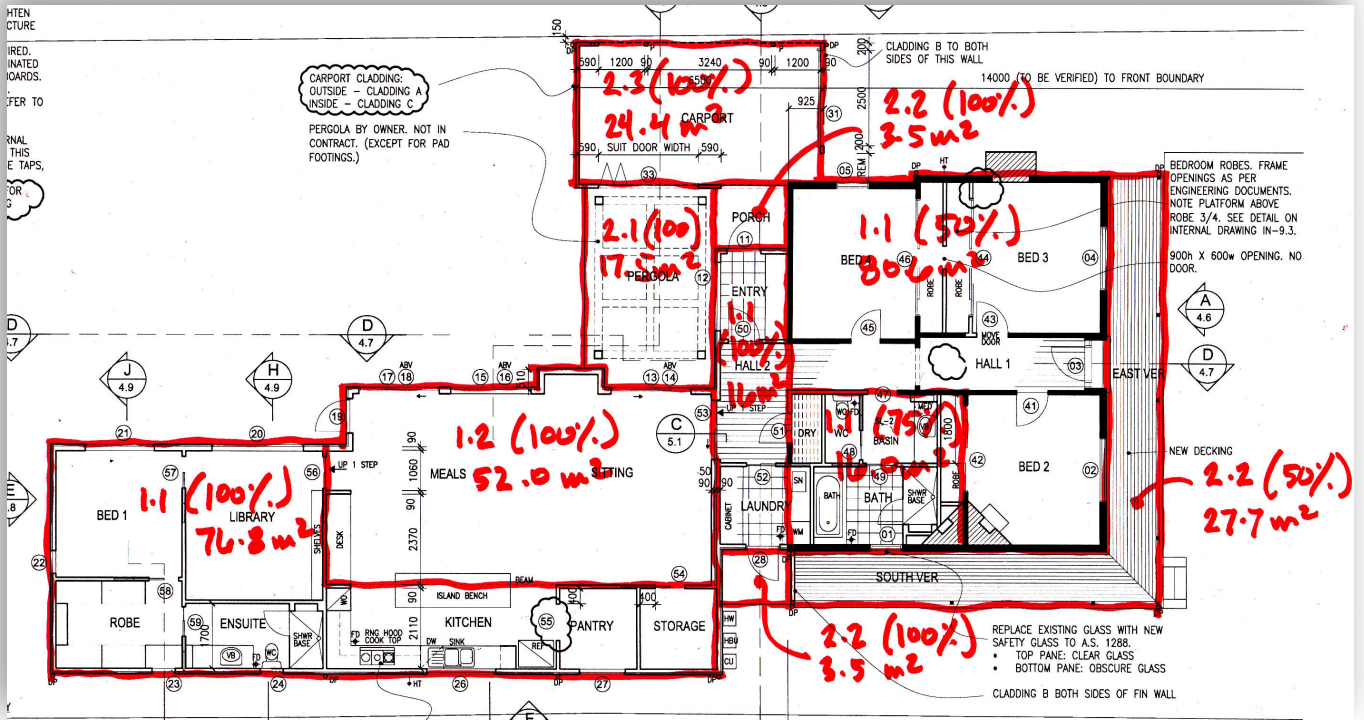
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EXAMPLE 2 – RENOVATION (Package B)

Step one:

Calculate building RAW area.

Here is an example:



SUMMARY:

Type 1.1. Internal with standard ceiling.

- 50%: 80.6 sm
- 75%: 16.0 sm
- 100%: 92.8 sm

Type 1.2. Internal with raised ceiling.

- 100%: 52.0 sm

Type 2.1. External pergola.

- 100%: 17.5 sm

Type 2.2. Verandah.

- 50%: 27.2 sm
- 100%: 7.0 sm

Type 2.3. Carport:

- 100%: 24.4

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Step two:

- Apply the calculated areas to the quotation sheet.
- The RAW area is converted to FACTORED area. In this case, 233,5.0 sm.
- Include the \$ per square meter rate from the table (pg 2). In this case it is \$227 per square meter.
- Total fee is the product of the factored area multiplied by the \$ per square meter.

Area category (measured from outside face of wall)	Renovation factor (%)	Raw area (sm)	Factored area
1. Fully enclosed covered areas			
1.1. Internal - standard flat ceilings (100%)	25%		0.0
	50%	80.6	40.3
	75%	16.0	12.0
	100%	92.8	92.8
1.2. Internal - sloping cathedral ceilings (125%)	25%		0.0
	50%		0.0
	75%		0.0
	100%	52.0	65.0
1.3. Enclosed garage (50%)	25%		0.0
	50%		0.0
	75%		0.0
	100%		0.0
1.4. Shed (50%)	25%		0.0
	50%		0.0
	75%		0.0
	100%		0.0
1.5. Cellar (150%)	25%		0.0
	50%		0.0
	75%		0.0
	100%		0.0
1.6. Outbuilding / studio (100%)	25%		0.0
	50%		0.0
	75%		0.0
	100%		0.0
2. Un-enclosed Covered Area:			
2.1. Pergola (30%)	25%		0.0
	50%		0.0
	75%		0.0
	100%	17.5	5.3
2.2. Verandah (40%)	25%		0.0
	50%	27.7	5.5
	75%		0.0
	100%	7.0	2.8
2.3. Carport (40%)	25%		0.0
	50%		0.0
	75%		0.0
	100%	24.4	9.8
Total		318.0	233.5
\$ per square meter (from table)			\$227.00
Total fee (Incl GST)		Package B	\$53,004.50

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