HOUSING

Order Architects Pty Ltd
NELSON’S RIDGE

Order Architects Pty Ltd

ACNU Australia 2005
STONEQUARRY

Order Architects Pty Ltd

ACNU Australia 2005
EIGHT TERRACE HOUSES - site plan
EIGHT TERRACE HOUSES - ground floor plan

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EIGHT TERRACE HOUSES - elevations

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ACNU Australia 2005
And this....
NELSON’S RIDGE

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ACNU Australia 2005
Duplex site @ 1,000 /sq.m  = $450 K

Stamp duty legal fees and council rates = $17 K

DA/CC Plans Survey $10 K

Assuming and interest rate of 7%

Holding charges are approx $2800 per month.
They were received by Council and ...

- They didn’t want mirror image duplexes.
- Modification to the design and redraw - $3 000

- The original landscape plan was rejected - $500

- Council raised issue of soil salinity on the site, an additional consultants report was provided - $750
It took just over 4 months to approve AT COUNCIL. That is a $8 400 dollars in holding charges alone.

Plus additional work that could have been either streamlined or avoided comes to $12 650!

It’s a bi-fold door, it’s the rainwater tank, the pergola with retractable shading.