



AMRISH MAHARAJ
ARCHITECTURE

Nominated Architect
Amrish Maharaj
NSW ARB 9192

www.amrishmaharaj.com

About Us

WHAT WE DO

We are a small team of dedicated designers with complementing expertise to ensure quality and commitment to our clients.

Committed to creating better spaces through innovation and consultation, we strive to create timeless, functional spaces that inject joy.

Our key skills involve developing unique and refined architectural solutions from individual client requirements and site constraints.





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Amrish was able to transform our vision to life. From the initial drawings to the detailed plans required for Council, Amrish was professional, knowledgeable and innovative. His knowledge of Council requirements and processes were invaluable in ensuring timely approval of our project.

- HD

SERVICES

For the vast majority of our clients, the renovation or construction of a new home involves stepping into the unknown.

We provide a personalised and complete service to guide you through the process from start to finish. Our aim is to make the journey as enjoyable as possible for everyone involved.

FEES AND TIMING

Our fees are structured to reflect the scope of work, time and complexity of each project. Fees are fixed for each stage of the project with a detailed proposal prepared for each project. As a guide, our fees for the complete service usually fall within the 8-15% of construction costs for the majority of projects.

Our scope involves advising, briefing and coordinating with external parties. Specialist consultants and authority fees are additional to architectural fees and will depend on your individual property, council area and external conditions.

If additional scope is required, due to council requested amendments or scope changes, we will advise of any variation to the fees prior to beginning any work.

TIME

We strive for great architecture with all our projects. We have a passion for design and problem solving, and pride ourselves on finding the right solution for each individual project, brief, client and budget. We don't believe in rushing your biggest investment.

With the unknowns of approvals, availability of consultants, builders as well as our own workload, it is difficult to provide exact timing for the process. In general, the majority of our projects are completed within a 24 month time frame.

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The difference between good and great architecture is the time you spend on it.

- David Chipperfield, Architect

SKETCH DESIGN

- Identify site opportunities and constraints
- Conduct preliminary assessment of statutory regulations
- Working with you to define a realistic design brief based on budget and site constraints
- Prepare concept design options
- Refinement of preferred option into 3D computer model. We use 3D software that allows a computer-game like walk-through of your project.
- Discuss the best approval and procurement pathway for your project

DEVELOPMENT APPLICATION

- Design development of sketch design proposal
- Prepare required Architectural drawings and supporting documents for council lodgement
- Coordinate and integrate required drawings and documents from specialist consultants
- Liaise with council during the assessment of the application

CONSTRUCTION CERTIFICATE

- Develop technical Architectural drawings and supporting documents to demonstrate compliance with Development Application conditions of approval and relevant building codes
- Coordinate and integrate required drawings and documents from specialist consultants
- Liaise with Principal Certifying Authority during the assessment of the application

Note, If a Complying Development Certificate is achievable with your property and project, this will combine the services for the Development Application and Construction Certificate stage with one application to a Principal Certifying Authority.

CONSTRUCTION DOCUMENTATION AND INTERIOR DESIGN

- Prepare detailed drawings and building specifications to assist in the accurate tendering and construction of your project
- Prepare interior design layouts, joinery details and electrical and lighting layouts
- Select internal and external finishes, fitting and fixtures
- Coordinate and integrate external consultants drawings and details

TENDER AND BUILDER ENGAGEMENT

- Prepare and issue tender documentation to a select group of builders for detailed pricing
- Liaise with builders during the tender period to answer any specific questions, and to ensure a fair and ethical tendering process
- Review and assess returned tender submissions
- Negotiate with preferred tenderer to establish a construction cost and scope of works to meet budget
- Preparation of a building contract and engagement of a building contractor

ADVICE DURING CONSTRUCTION

- Act as your agent for the duration of construction, and provide instruction to the builder
- Act as the point of contact between the builder and owner
- Observe the general conformance of the construction works with the contract, drawings and documentation
- Attend regular site meetings with owners and building contractor to report on progress, timing and to identify any potential issues before they become problems
- Review any builder prepared details and workshop drawings to ensure conformance with the design
- Clarify or amend any drawings, documents or details based on actual site conditions



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Amrish did a great job of interpreting our brief during the design process to come up with an original design which exceeded our expectations. He made the process painless. - LM

AMRISH MAHARAJ

Principal Architect

B. Sci Architecture, University of NSW, (2003)

B. Sci Architecture, University of Newcastle (2004)

B. Architecture, University of Newcastle (2006)

NSW Registration No. 9192

KINE HUSÅS

Architectural and Interior Design

B. Design Architecture, University of Newcastle (2007)

M. Architecture, University of Newcastle (2010)

Meet the team





Contact us

START YOUR JOURNEY

We're always happy to chat to discuss your upcoming project and how we can help make your ideas a reality.

To begin your journey, please send an email with the following information;

- Property Address
- Initial Design Brief
- Construction Budget
- Expected Time Frame
- Any existing plans or drawings

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