



AAD PROJECT SEQUENCING GUIDE



At AAD a typical building project follows a considered process to ensure your project is delivered as fast as possible. With the advantage of a multidisciplinary team we are able to offer a seamless end to end service or provide individual or packaged services with comprehensive, expert advice. Our ability to take your project from 'end – to – end' and include multidisciplinary feedback has significant benefits on the cost and timing of your project.

PROCESS	AAD ADVANTAGE
 <p>CONCEPT DESIGN</p> <ul style="list-style-type: none"> ▪ Client brief and site visit/ measure if necessary ▪ Schematic design ▪ Schematic Design development 	<p>Concepts can be made compliant from the start due to constant town planning feedback</p>
 <p>TOWN PLANNING</p> <ul style="list-style-type: none"> ▪ Town planning drawing set (site survey and landscape plan) ▪ Responding to council regulations and other governing bodies ▪ Prepare comprehensive written report ▪ Lodge development application to council ▪ Handle requests for information and public submission ▪ Receive development approval 	<p>Collaboration between our town planners and designers allows us to refine designs to reach optimum planning and design solutions and negotiate designs with council. Experience in development enables us to provide accurate development advice from the start and offer practical planning solutions.</p>
 <p>BUILDING APPROVAL</p> <ul style="list-style-type: none"> ▪ Refine drawing set to be fully compliant with BCA/ AS and other requirements ▪ Incorporate consultant feedback (fire engineer, structural engineer, hydraulic engineer, traffic engineer) ▪ Resolve all outstanding design and structural issues ▪ Lodge to certifier 	<p>Experienced in dealing with an array of consultants and engineers, AAD Design can ensure that documentation and approvals are submitted with the project timeline in mind. In addition while BA is underway our project managers can fast track the tender and procurement process while beginning any necessary tender packaging or construction contracting. The use of BIM within our office also offers a workflow advantage and allows optimisation of building systems.</p>
 <p>TENDER AND PROCUREMENT</p> <ul style="list-style-type: none"> ▪ Review all documentation and identify any areas of risk or opportunity ▪ Identify builders and prepare tender package ▪ Issue tender package and conduct a review of tender submissions, project budget and timeline ▪ Prepare draft contract for signing by builder ▪ Assist client in procurement of contractors for works by developer 	<p>Housing a Project Management team with a strong construction background ensures that risks are identified early on in the project and minimised on site during construction. A local knowledge of the industry and remaining "in the know" allows the team to engage the best in the business to build your next project.</p>
 <p>CONTRACT ADMIN</p> <ul style="list-style-type: none"> ▪ Site inspections & site meetings ▪ Provide advice in interpreting contract documents, or monitor, record and report on quality, cost and time, direct to the client ▪ Certify progress payments, and issue notices and directions to the builder ▪ Assess, and authorise Contracts variation and Extension of Time ▪ Liaise with Private Certifier, Consultants, and the builder for issuance of Final Certification 	<p>We deliver. A philosophy of strong relationships and constant communication between architects, project managers, consultants, the builder and the client ensures that the project is delivered within the set timeframe and budget.</p>



Town Planning
Architectural Design
Project Management

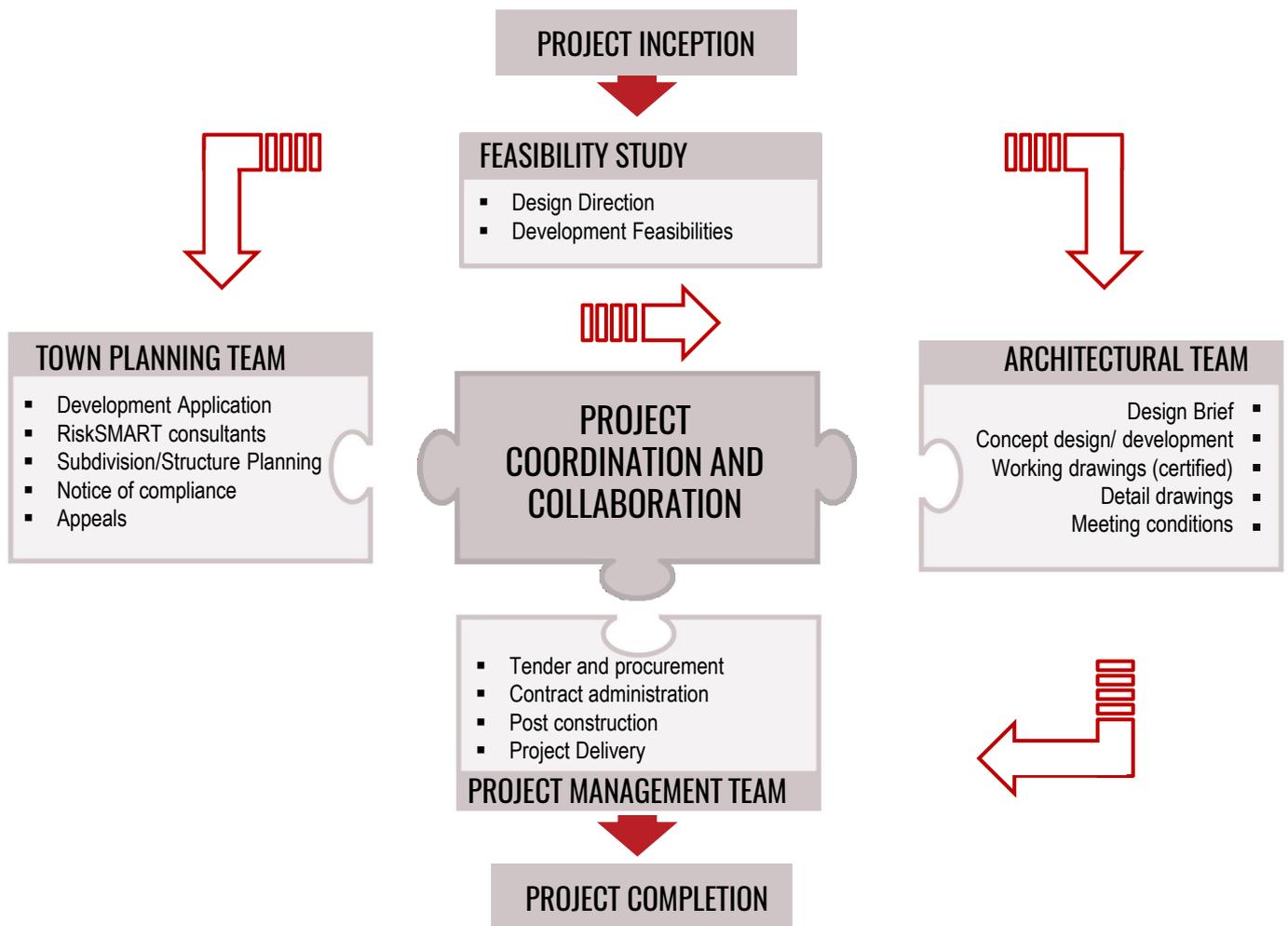
Our 'end-to-end' development expertise is tailored to your needs to enhance your design and build experience.



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AAD is a process driven entity that uses multidisciplinary coordination and collaboration to enhance your project and assist with its progress. We offer flexible packages that allow you to choose from an 'end to end' service or select project stages.



"The drawing/ documentation that is provided to us for construction is far more comprehensive than any other consultant we have dealt with. We hope to continue this strong working relationship with AAD."



Rohan Barry,
J HUTCHINSON Pty Ltd

"AAD Design, you were responsive and helpful during all stages. Time was taken to explain details and work through issues. You absolutely meet my expectation and I would have no hesitation using you for my next building project. Thank-you."



Gregg Howards
Home Owner

"Great team to work with – Very clear description of process, responsibilities and charges. Support for all areas within the same office. Have recommended to others."



Derek Edgar, GRADED
Investments & Developments