



CONTEST 2008



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PAM SECRETARIAT BEFORE
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haven/The Edge My Dream Home Contest 2008 is open to detached/semi-detached, terraced homes and condominiums located in Kuala Lumpur or Selangor. Contest forms are available at The Edge (3rd floor), Lot 6, Jalan 51/217, 46050 Petaling Jaya (Tel: 03-77879988/9910), Pertubuhan Akitek Malaysia (PAM) Secretariat or Institut Perakabentuk Dalamana Malaysia (IPDM) Secretariat, 4 & 6 Jalan Tangsi, 50480 Kuala Lumpur (Tel: 03-26934182/26915607). It may also be downloaded from www.theledgedaily.com.

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Engaging an architect can help to save costs

If you are contemplating building a new house, or remodeling and extending an old one, an architect can be of considerable help. Often, people feel that architects are expensive without really knowing what they do. This article gives a brief description on what an architect can do for you.

Basically, architects work in four broad stages: schematic design, design development, contract documentation and contract administration.

An architect's benchmark is attention to detail. No other alternative provides this thorough approach, which helps to minimize worry, and ensures that your building project turns out just the way you pictured it.

Schematic design

Whether you want to build up or

spread out, these questions, along with others, are schematic design questions. By using an architect's training and experience, you can usually improve your original concepts and, along the way, save some money too. An architect can help improve on loose designs, for example, combining all that's required into a smaller, more effective space, thereby dispensing with unnecessary building costs. You'd be surprised that even a reduction of 10sq m will result in costs savings.

Design development

This is the stage where the design is developed and you choose your building materials. Unexpected cost-savings may be made at this stage as your architect may be able to offer attractive, but less expensive, alternatives.

Contract documentation

Now that you are satisfied with the design that suits your needs and budget, you are ready to proceed. This is where a major part of the architect's work starts. Contract documentation is a term which describes the drawings and other instructions needed to make sure that your house is built to your requirements, and to the standard expected by your local building authority.

The stages of an architect's contract documentation include working drawings, specifications and liaising with authorities.

Contract administration

This is the practical stage of building where your architect will prove to be very useful again, like suggesting a number of builders whose work is

generally of a good standard.

If you're renovating, be prepared to face a "war zone" as holes may be dug up, and mounds of earth may appear around your house.

Be patient and set aside time for regular contact with your architect and builder to discuss the progress of the works, any decisions that have to be made, and any changes or improvements to be effected. ■

This article is brought to you by Architect Centre Sdn Bhd, a service centre set up by Pertubuhan Akitek Malaysia in joint venture with Archicentre Ltd, an Australian service provider, that aims to provide property inspection and building advisory services to the Malaysian public. To contact Architect Centre, call (03) 2698 2488