

PROPERTY INSPECTION - TYPE OF PROPERTY			Man-day Charges	
TYPE OF PROPERTY	Built Up Area	Stage 1 -RM	Stage 2 - RM	Court Appearance - RM
Terrace/Link				
Low Cost	< 1000 sq ft	1,500.00	2,500.00	3,800.00 per day
Single Storey	>1000 sq ft	1,700.00	2,500.00	3,800.00 per day
Double Storey	> 2000 sq ft	1,900.00	3,500.00	3,800.00 per day
>2 Storey	> 2500 sq ft	2,000.00	>3,500.00	3,800.00 per day
Bungalow/Semi-Dee				
Low Cost	> 2500 sq ft	1,600.00	>3,500.00	3,800.00 per day
Single Storey	> 3000 sq ft	1,900.00	>3,500.00	3,800.00 per day
Double Storey	> 3500 sq ft	2,200.00	>5,000.00	3,800.00 per day
3 Storey > 5000 sq ft	> 5000 sq ft	RM2,500.00 + RM0.50 > 5000sqft	>5,000.00	3,800.00 per day
Apartment/Condominium/ Townhouse				
Low Cost	>1000 sq ft	1,500.00	2,500.00	3,800.00 per day
Single Storey	> 2000 sq ft	1,700.00	2,500.00	3,800.00 per day
Double Storey	> 2500 sq ft	1,900.00	>2,500.00	3,800.00 per day
>2400 Sq Ft	> 2400 sq ft	RM2,000.00 + RM0.50 > 2400sqft	>3,500.00	3,800.00 per day
Building/Commercial/Industrial/ Shop lot/Factory/Restaurant etc				
	< 5000 sq ft	4,500.00	>5,000.00	3,800.00 per day
	> 5000 sq ft	RM6,000.00 + RM0.50 > 5000sqft	>10,000.00	3,800.00 per day
<i>Heritage Building: Office</i>	< 2500 sq ft	2,000.00	>3,800.00	3,800.00 per day
<i>Heritage Building: Office</i>	< 3500 sq ft	RM3,000.00 + RM0.50 > 3500sqft	>5,000.00	3,800.00 per day
ARCHITECTS ADVICE				
Common Property	Starts From RM1,500.00			
All Types of Residential Property	Starts From RM3,800.00			
Commercial/Industrial	Starts From RM1,500.00			
Home Renovation, Maintenance	Starts From RM1,500.00			
Design & Feasibility	Starts From RM1,500.00			
Energy Efficiency Report	Starts From RM1,500.00			
Building Condition Status Report	Starts From RM3,800.00			
Old/Heritage Building (Restoration & Refurbishment)	Starts From RM3,800.00			
Court Appearance	Starts From RM3,800.00			

Stage 1 : A Site Assessment visit is required to assess the Client's needs and extent of inspection by a visual walkthrough review for the purpose of preparing a service proposal and estimation of repairs to the Client for a Building Condition Status Inspection & Report. This preliminary assessment visit covers a maximum of 2 hours on site. After reviewing the case on site and with the Client, a conclusion may be arrived where Architect Centre may advise whether further inspection or advisory is required from Architect Centre. Architect Centre will put on a recommendations for both parties for consideration.

Stage 2 : Preparing Full Inspection Report

A Building Condition Status Report covering a full spectrum of inspection work stages, beginning from preliminary site assessment until the completion of full inspection reports, inclusive of relevant architectural elements, civil and structural integrity, and mechanical and electrical systems, as well as fire and safety of the building (depending on the related scope of works). The purpose of this report is to identify and document major and minor defects for repairs, replacements and/or maintenance, usually for Due Diligence at Pre-purchase or under Defects Liability Period, or any other claims or court purposes (under Architect Centre's direct consent)

The fee proposal shall be based on time-cost charge for an overall visual building condition report and scope of service determined through the Client's Brief and/or the Preliminary Site Assessment (Stage 1) visitation. * **Architect Centre reserves the right to re-quote the fee depending on the nature of technical advisory to be provided and where travel is required.**

**** All the above mentioned are subjected to amendment by Architect Centre due to prevailing circumstances.**

Court Appearance : Note that the proceedings of the court is subject to uncertainties because of the subjectivities of the hearing and presiding judge of the day. Our professional engagement could not be subject to uncertainties of the court. But the stipulated time may be pre-determined by the Client, with fee payable in advanced.

Architect Centre reserves the right to amend the price list at any time and where applicable subject to conditions of building and inspections

- *Architect Centre Services are prepaid*
- *The Inspection Report is a visual inspection of the property in accordance with the Terms and Conditions.*
- *Travel charges apply for travel of more than 50km*
- *Surcharge applies for courier service of inspection reports to all international destination*
- *6% Government Tax payable*

Call us today at **03-2693 4182**

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