



Choosing the right designer

A home designed by an architect often has a perceived value-added factor. If it stands out as being individual, it will typically attract a higher resale price than others of the same size and age. However, it should be noted that many architectural designers are equally capable of producing distinctive and innovative design solutions.

Many architects and architectural designers prefer to carry out a substantial role in the management of the project, as they will have a keen interest in seeing their designs faithfully followed by the builder and subcontractors.

This "management" role is known as contract administration. It involves monitoring the construction to ensure the building develops consistent with the design, handling builder and client queries during construction, discussing and approving variations to the contract, and assessing and approving progress payments and inspection upon completion. Some designers may not be able to offer comprehensive contract administration.

You need to be confident the person you choose understands the Building Code requirements and the need for good materials and construction methods to avoid problems such as leaky buildings. A good designer will be able to advise you on the type of

design and materials most suited for your new home and the site you have chosen. You may have to rethink or discuss the design to avoid high-risk weathertightness features in the design.

It is advisable to use a member of a design profession experienced in working on the design and detailings of buildings. They should be able to provide you with an appropriate design, a detailed contract and guide you through the consent process.

FINDING THE RIGHT PERSON

Once you have chosen your preferred type of designer, it is time to find the person. Ask these professional organisations for a list of their members:

- ★ New Zealand Registered Architects Board.
- ★ New Zealand Institute of Architects.
- ★ Architectural Designers of New Zealand.
- ★ Design Association of New Zealand.

Copy: www.consumerbuild.org.nz