

# Spatial Harmony

*Refreshing Homes*

The success of a home lies in spatial harmony. Proportion, light, and material work together with precision, creating spaces that are composed rather than constructed.

Architectural outcomes should be subtle but powerful. Movement becomes intuitive, spaces feel grounded, and the home supports its occupants without friction or excess.

Quality is not defined by appearance alone, but by how consistently a space performs — visually, physically, and emotionally — over time.

*“Simplicity is the ultimate sophistication.”*

— Leonardo da Vinci

空间之美，在于和谐。比例、光影与材质相互交融，不着痕迹地构成一个自然而然的整体，使空间仿佛“生长”出来，而非刻意“建造”而成。

好的建筑，不张扬，却有力量。动线顺畅，空间安定，居者于其中，无需多想，自然舒适，处处顺心。

*“大道至简。”——老子*

真正的品质，从不止于表象，而在于一个空间是否能在时间之中，持续承载视觉的宁静、身体的舒适，以及内心的安定。

空间·雅韵



# Your Site & Concept 1

We will walk your site to absorb its unique topography, solar orientation, and the established rhythm of the neighborhood character, uncover hidden opportunities and avoid major pitfalls from day one.

Your site and concept are calculated, strategic responses, maximizes your project goals and capturing all the opportunities that lead to premium results.

**Site & Concept (Excl. GST):**

**One Dwelling: \$2,100**

**Additional dwellings: \$680 each**





A one-month delay on a \$2M project can easily drain \$10,000 in bank interest costs alone. The most common cause of these expensive delays?

Late design changes... like, where's the little baby going to study when he's in Year 8? Mid construction...

*"People don't know what they want until you show it to them." — Steve Jobs*

**Design in CAD & Visualised (Excl. GST):**

**One Dwelling:** \$2,100  
**Additional Dwellings:** \$680 each

# Planning Permit / Development Approval



Securing the approval is a technical and strategic process.

In simple terms, you're breaking down the full Planning Scheme rule by rule relevant to the design, and demonstrating, for each and every single rule, that the design complies...

Complex... best left with us.



## Planning Permit Documentation (Excl. GST):

**One Dwelling:** \$4,500

**Additional dwellings:** \$1,650 each

**Town Planning Report:** \$4,200





Construction is the most expensive phase of your project. Ever wonder how good builders save 20% when building their own developments?

Because they flawlessly manage the building works.

What if your documentation saved the builder time, so they can spend it on management?

Perhaps that's your 5% saving on a \$1M construction cost?

### **Building Permit Documentation (Excl. GST):**

**Single Story:** \$6,900 each

**Double Story:** \$10,850 each

35% saving when we take care of your Planning Permit.

## SUMMARY OF OUR TERMS & CONDITIONS

**Design Services** - We provide professional design services; you provide timely decisions to keep the project moving.

**The Works** - Client to ensure a Building Permit is in place prior to construction. Construction costs are not guaranteed by the consultant.

**Disbursements** - External authority and consultant costs are to be reimbursed by the client.

**Copyright** - All drawings and documents remain our intellectual property. A site-specific licence is granted for your project.

**Practitioner Number** - Must not be used without prior written consent.

**Variations** - Changes require a written request and formal approval.

**Termination** - Either party may terminate with notice for unrectified breaches.

### Disputes

Step 1 — Conferring  
Step 2 — Mediation

**Governing Law** - Victorian law

## FULL TERMS & CONDITIONS

<https://refreshinghomes.com.au/terms-and-conditions>

## TO GET STARTED

WhatsApp: +61 403 589 873  
Email: [information@refreshinghomes.com.au](mailto:information@refreshinghomes.com.au)

## BY OTHER CONSULTANTS

Land Surveying  
Arborist  
Landscape Architect  
Heritage Consultant  
Traffic Engineer  
Bush Fire Risk Assessment  
Soil Report  
Structural Engineer  
Civils Engineer  
Acoustic Engineer  
Mechanical Engineer  
Electrical Engineer  
Hydraulic Engineer  
Acoustic Engineer  
Light Engineering  
Fire Engineer  
Interior Design  
Energy Report  
Maintenance Schedule  
Waste Management  
Building Surveyor  
Performance Solutions Experts  
Authority and Government Fee

## BY BUILDER

Construction Works  
Neighbour Notification  
Dilapidation Report  
Street occupation permits, water meter, power meter, and other required by relevant authorities during construction.

## HOURLY RATE

Additional services will charge at \$250 per hour, excluding GST.

This pricing is valid until 30 September 2026.

