

A vertical collage of various materials. At the top is a woven bamboo mat. Below it is a piece of light-colored, porous stone. A branch of greenery with small, oval leaves is placed on the stone. Below the stone is a piece of light-colored wood. At the bottom is a dark green fabric with a metal door handle. A black pen and a wooden ruler are also visible at the bottom.

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

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: \$2,950

Additional dwellings: \$680 each



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: \$6,250

Additional dwellings: \$2,950 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: \$6,300 each

Double Story: \$9,850 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

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 31 December 2026.

