

# Bearwood BUILDING

## Detailed Fee Proposal

We will provide you with a detailed fee proposal, which will span between 30 to 75 pages. Our full team, including trades and estimators, will put it together, and it will take around 4 to 6 weeks to produce. In addition to this, you will also receive a set of specifications that will detail the finer points of the project.

### Why don't we provide a square meterage rate?

We get asked that a lot. How much is a square meter?

The reality is for a custom-built project, there is no set rate. That's because no two projects are ever the same, no site conditions are the same, and no clients are the same.

A square meterage rate can be useful at the outset when formulating a starting budget. If the client has X amount of budget, then the size of the building is approximately that divided by the rate. This rate needs to be verified by the builder by doing a proper quote. More often the rate applied at the beginning of the design process is different to the ultimate cost.

A proper quote requires the builder to fully understand the plan, the scope of work, site conditions, and time constraints. Like building Lego pieces, each component is priced accordingly before being assembled to produce the final figure.

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## Other builders provide a free quote. Why do you charge a fee?

In order for a quote to be meaningful, it has to be accurate and contain clear and detailed information for both parties. An accurate quote, or in our case- Fee Proposal, takes a significant amount of time and money to prepare as each project is different in scope and site conditions.

It is easy to get a free quote, but those builders will not want to spend the time or effort. They can apply a square meterage rate or lowball the quote and make up their margin by lowering the standard or adding extras during the build. Too often, the owner engages the lowest-cost builder because it is hard to understand the quote. What sounds like a good deal in the beginning can end up being more costly or the project just fails to achieve the desired outcome.

A paid service allows us to spend more time to investigate deeper. In particular, for renovation work, multiple site visits and confirmation may be required. If we are willing to enter into an agreement with you, we are committed to producing a quality fee proposal with all the scope assessed.

During our initial consultation, we will estimate if the owner's budget is workable. If we believe there is a mismatch, we will not offer this service.



## What documents are required for a Fee proposal?

Please click [here](#) to download our list of documents needed for a detailed fee proposal.

If we are provided with accurate and detailed documentation, the quote produced will be precise. For a typical project, 4 - 6 week turnaround can be expected.

Ideally, a detailed set of architectural drawings, engineering design, soil test report, schedule of finishes, and fitting will be a basic minimum requirement.

## How much do you charge for a quote?

The fee ranges depending on the complexity and size of the job.

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