



INNOVATIVE  
BUILDING  
DESIGN



JMH DESIGN PROCESS

# WHY CHOOSE JMH?

At JMH Design, we believe that strong designer-client working relationships are key to successful design outcomes. Specifically, our philosophy centres on a customer-focused, ground-up process which is environmentally and economically sustainable.

JMH Design values professionalism, creativity and attention to detail throughout each individual design. JMH Design prides itself on the quality of our work and assures customers will gain satisfaction from every design, plan and construction produced.

**WE ARE LEADERS**

**WE ARE INNOVATORS**

**WE ARE COLLABORATORS**

# OUR SERVICES

**S SIGNATURE PACKAGE**

Minor Alterations & Additions

**D DESIGNER PACKAGE**

Raise & Build In Under  
New Homes – Single & Double  
Large Alterations & Additions  
Townhouse Developments



# JMH DESIGN PROCESS

CLIENT

JMH DESIGN

**D** Designer Package    **S** Signature Package    **+** Optional Add-On's

First meet & greet with your designer. Please set aside two hours for this meeting.

**D**

INITIAL CONSULT

**S**

First meet & greet with your designer. Please set aside two hours for this meeting.

If you have existing house plans, please provide a copy to JMH Design.

**D**

FULL SITE MEASURE

**S**

For renovation projects, JMH Design will need to measure your existing house even if existing house plans are provided

Relax. JMH will handle this part.

**D**

EXISTING HOUSE PLANS

JMH Design will reproduce the existing floor plans.

Sit with a JMH team member to discuss your proposed plans.

**D**

DESIGN MEETING

**+**

JMH will listen to what you are hoping to achieve and advise of feasibility and give feedback. Concepts for the space will be discussed.

Look over the floorplans to make sure they are meeting your expectations, discuss with JMH any alterations required.

**D**

CONCEPT PLANS

**+**

JMH will produce computer generated floorplans only of the proposed project. You could get a Preliminary Estimate of the build cost at this stage.

Sit with a JMH team member to discuss your proposed amendments based on the preliminary plans provided.

**D**

AMENDMENTS MEETING

**+**

JMH will listen to your feedback, ideas and concerns with the preliminary plans. We will give feedback and reasons for specific design elements. JMH will then amend the plans accordingly .

Look over the plans to make sure they are meeting your expectations, discuss with JMH any alterations required. Builder's estimate may be required now.

**D**

PRELIMINARY PLANS

**S**

JMH will provide a full set of preliminary plans of the proposed project.

Sit with a JMH team member to discuss your proposed amendments based on the preliminary plans provided.

**D**

AMENDMENTS MEETING

JMH will listen to your feedback, ideas and concerns with the preliminary plans. We will give feedback and reasons for specific design elements. JMH will then amend the plans accordingly .

A lot happens at this stage. Your plans are finalised by JMH, the certifier and engineer should be engaged based on the quotes provided by JMH.

**D**

WORKING DRAWINGS

**S**

JMH will produce the final plans for construction.

Now is the time to sign a contract with your builder and await approval from certifier.

**D**

APPROVAL

**S**

JMH liaises with the certifier and engineer to ensure a smooth approval process.

INVOICE ONE

INVOICE ONE

INVOICE TWO

INVOICE THREE

INVOICE TWO

## INITIAL CONSULT

THE INITIAL CONSULT INVOLVES A MEET AND GREET WITH JMH DESIGN TO DISCUSS YOUR VISION AND RECEIVE EXPERT ADVICE.

A FEE PROPOSAL BASED ON YOUR DISCUSSION WILL BE PROVIDED AT THE CONCLUSION OF THE MEETING.

JMH DESIGN CHARGE AN INITIAL CONSULT FEE, THE AMOUNT WILL BE DEDUCTED FROM YOUR FEE PROPOSAL IF YOU SIGN UP WITH JMH DESIGN AT THE CONCLUSION OF THE MEETING.



D

## OUR DESIGNER PACKAGE

### 1. SITE MEASURE

- JMH Design will carry out a full site measure of your existing house. It is important that this site measure is precise to ensure a smooth design and build process.

### 2. EXISTING HOUSE PLANS

- You will be provided with plans that reflect your existing site and house. This is your opportunity to get creative and sketch what you are envisioning on the existing floor plans provided. If you have any additional ideas, concepts or pictures that may help with the proposed design please add to the existing house plans.

### 3. DESIGN MEETING

- JMH Design will sit with you to go through your existing house plans and discuss your ideas. We will offer design advice to assist in maximising the way you use your spaces. We can provide expert knowledge on material options/alternatives and finishes. We will also discuss budgets and any building regulations and town planning we deem necessary.

### 4. CONCEPT PLANS

- JMH will produce computer generated floorplans only of the proposed project.

### 5. AMENDMENTS MEETING

- Plans can be hard to get right the first time, that is why we welcome any amendments necessary during this phase based on the time frame included in your fee proposal from us. Amendments to your plans will be discussed during this meeting.

### 6. PRELIMINARY PLANS

- Our team will commence work on your floor plans using computer generated software to produce a site plan, floor plans, elevations and 3D modeling.

Once the plans have been finished they will be sent back to you for your perusal and comments via email.

### 7. AMENDMENTS MEETING

- We welcome any amendments necessary during this phase based on the time frame included in your fee proposal from us. Amendments to your plans will be discussed during this meeting.

### 8. WORKING DRAWINGS

- JMH will produce the final plans for construction.

### 9. APPROVAL

- JMH liaises with the certifier and engineer to ensure a smooth approval process.

We recommend that you discuss the plans with your builder for a construction cost estimate to ensure your budgets are being met. JMH Design can provide you with recommended builders to suit your needs if necessary.

D



# THE JMH PACKAGE

S

## OUR SIGNATURE PACKAGE



### 1. SITE MEASURE

- JMH Design will carry out a full site measure of your existing house. It is important that this site measure is precise to ensure a smooth design and build process.



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S



ADD ON'S ARE AVAILABLE, SEE NEXT PAGE FOR DETAILS

WHAT NEXT?



# WORKING DRAWINGS

Once the Preliminary Plans have been approved by the client and the DA (Development Application) has been accepted (if required) JMH Design will commence work on the working drawings. The working drawings consists of detailed building plans used by the Engineer, Certifier and Builder. JMH Design will then consult with their structural engineer and certifier for pricing on the scope of works.

JMH Design will submit your plans to our certifier for quoting and they will be in contact with you. During the working drawing process JMH will liaise with the certifier and yourself to ensure a smooth result.

Your final plans and engineering drawings will be sent to you (and your builder if you wish) via email.

## + ADD ON'S



PRELIMINARY ESTIMATE

POA



REVISIONS

POA



CONCEPT PLAN

POA



INTERIOR DESIGN CONSULT

POA

Preliminary Estimates are done in the very beginning stages of a construction project to gain a ballpark figure of the final build cost to ensure the project is in the clients price range.



RENDERS

POA



VIDEO FLY THROUGH

POA



DESIGN MEETINGS

POA

# FAQ'S

## Q WHAT MAKES US DIFFERENT?

A What makes JMH Design different is the way in which we interact with our builders, certifiers engineers, town planners and most importantly our clients. At JMH Design not only do we pride ourselves on our design flair, building knowledge & attention to detail more importantly the way in which we communicate with our clients from the initial consult to the approval of the job. Our clients will always know where they are positioned and when they can expect to see their plans.

## Q WHAT IS THE DIFFERENCE BETWEEN A BUILDING DESIGNER & AN ARCHITECT?

A There is little difference between a building designer & an architect. The BDQ (Building Designers Queensland) state "In Queensland there is no difference in the work that can be done by a building designer as opposed to an architect. There are some differences in education and regulation between the professions but these make little difference to their work output."

JMH Design is a fully licensed (low rise) building design company under the QBCC (Queensland Building & Construction Commission). Whilst we maintain the same level of professionalism & design capability as architects, we as a team of building designers at JMH Design pride ourselves on structural knowledge, communication with other building professionals and most importantly provide a service that is cost effective.

## Q WHEN DO I NEED BUILDING PLANS DRAWN?

A New homes, townhouse developments, renovations, extensions, alterations & additions (minor or large), house raise & build in under, patios, decks & gazebos, carports, garage or sheds, retaining walls & structural landscaping

**The team at JMH Design wish to reassure our customers that they will have ongoing support through the whole building design & construction process.**

## Q WHAT IS A PRIVATE CERTIFIER?

A A private certifier is a building certifier who is licensed under the QBCC (Queensland Building & Construction Commission) to approve building works within their license grade. The QBCC states "Licensed Building Certifiers can work for local government or in a private practice. They inspect a project before, during and at completion to ensure it complies with the approved building plans (approval of development permit for building works), and appropriate building standards".

## Q HOW LONG DOES MY BUILDING APPROVAL LAST?

A The building work must be completed, inspected and finalised within two years of the date issue on the Decision Notice document, unless noted otherwise by the appointed Building Certifier.

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